2.3 PERMITTED USES

2.3.1 PERMITTED USES BY ZONING DISTRICT

a. The use of property within each respective zoning district is limited to the specific uses or classes of uses permitted herein by right or as conditional uses. Principal uses shall be permitted in accordance with Table 2.3-1 (Permitted Principal Uses) and accessory uses shall be permitted in accordance with Table 2.3-2 (Permitted Accessory Uses), subject to additional limitations and regulations contained herein. Uses permitted in the LD (Limited Development) District shall be permitted in accordance with Table 2.3-3 (Permitted and Accessory Uses in LD). The specific uses or classes of uses are as listed and defined in the Master Use List. Certain principal and accessory uses are further defined and regulated in Article 5 (Standards for Specific Uses). Use limitations within the Green Swamp Area of Critical State Concern are set forth in Section 6.3.

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| **Commentary: Look again**    Tables 2.3-1, 2.3-2 and 2.3-3 are the primary tools for determining which uses are permitted in the various zoning districts. However, there are exceptions. Refer to Article 5 (Standards for Specific Uses) for use regulations that apply to certain unique uses. Refer to Section 2.4 (Conditional Uses) for regulations specific to conditional uses. Refer to Section 6.3 (Green Swamp Area of Critical State Concern) if the property is located in the Green Swamp Area of Critical State Concern. |

b. The use of property located within Planned Unit Development zoning districts shall be in accordance with this section unless otherwise specified in the ordinance establishing the PUD.

c. The use of property located within SPI Districts shall be in accordance with this section unless otherwise specified in the ordinance establishing the SPI District. To the extent specified in the ordinance, the use regulations may supersede or modify the use regulations of the underlying zoning district.

d. Determinations regarding the proper classification of uses not specifically listed herein shall be made by the Director of Community Development based on the classification or category which is most similar in terms of its land use impacts.

(Ord. No. 5455, § 2, 07-21-14)

**KEY TO THE USE TABLES**

Table 2.3-1 **PERMITTED PRINCIPAL USES**

Table 2.3-2 **PERMITTED ACCESSORY USES**

Table 2.3-3 **LIMITED DEVELOPMENT DISTRICT (LD)**

**P** = Use is permitted By Right

**C** = Use is permitted by Conditional Use

**Blank** = Use is Not Permitted

Some of the uses listed in the tables are general use categories that include more than one specific use in the Master Use List. Where a P or C indicates a general category, all of the specific uses under that category in the Master Use List are permitted. Where a P or C indicates a specific use, only that specific use is permitted. Example: In C-2, all Convenience Sales and Personal Service Uses are permitted. However, in C-1 only certain Convenience Sales and Personal Service Uses are permitted and they are called out separately.

Refer to Article 5 for regulations governing certain uses having unique operating characteristics or impacts.

Refer to Section 6.3 for use limitations in the Green Swamp Area of Critical State Concern.

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| **Table 2.3-1: Permitted Principal Uses** | | | | | | | | | | | | | | | | | | | | | | | | | |
| **USES** | **RESIDENTIAL DISTRICTS** | | | | | | | | | | **OFFICE DISTRICTS** | | | | **COMMERCIAL DISTRICTS** | | | | | | | **INDUSTRIAL DISTRICTS** | | | |
|  | | **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-72,4** | | **I-1** | **I-2** | **I-3** |
| **Residential** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convents & Monasteries | |  |  |  |  |  | P | P | P |  | |  |  |  |  |  |  |  |  |  |  | |  |  |  |
| Dormitories | |  |  |  |  |  | C | C | C |  | |  |  | P |  |  |  |  |  |  |  | |  |  |  |
| Fraternities & Sororities | |  |  |  |  |  | C | C | C |  | |  |  | P |  |  |  |  |  |  |  | |  |  |  |
| Mobile Home | |  |  |  |  |  |  |  |  | P | |  |  |  |  |  |  |  |  |  |  | |  |  |  |
| Multi-Family | |  |  |  |  |  | P | P | P |  | | P3 |  |  |  |  |  |  |  | P | P | |  |  |  |
| Multi-Family Affordable Housing Projects in Non-Residential Zoning Districts | |  |  |  |  |  |  |  |  |  | |  |  |  | P14 | P14 | P14 | P14 | P14 |  |  | | P14 |  |  |
| Multi-Family for the Elderly | |  |  |  |  |  | P | P | P |  | | P3 |  |  |  |  |  |  |  | P | P | |  |  |  |
| Residential Above 1st Floor | |  |  |  |  |  |  |  |  |  | | P | P |  |  |  |  |  |  | P | P | |  |  |  |
| Residential, Above 1st fronting TOC | |  |  |  |  |  |  |  |  |  | | P | P |  | P | P |  |  |  |  |  | |  |  |  |
| Rooming Houses & Hostels, Level I | |  |  |  |  |  |  | C |  |  | |  |  |  | P | P |  |  |  | C | C | |  |  |  |
| Single-Family, Attached | |  |  | C | C | P | P | P | P |  | | P |  |  |  |  |  |  |  |  |  | |  |  |  |
| Single-Family, Detached | | P | P | P | P | P | P1 /C1 | P1 /C1 | P1 /C1 |  | | P2 |  |  |  |  |  |  |  |  |  | |  |  |  |
| Two-Family | |  |  |  |  | P | C | C | C |  | | C |  |  |  |  |  |  |  |  |  | |  |  |  |
| **Office** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Office Uses, Medical | |  |  |  |  |  |  |  |  |  | | P | P | P | P | P | P | P | P | P | C | | P | C |  |
| Office Uses, Non-Medical | |  |  |  |  |  |  |  |  |  | | P | P | P | P | P | P | P | P | P | P | | P | P | P |
| Office-Type R & D | |  |  |  |  |  |  |  |  |  | | P | P | P | P | P | P | P | P | P | P | | P | P | P |
| **Commercial** | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Commercial Lodging Uses** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bed & Breakfast | |  |  | C | C | C | C | C | P |  | | P |  |  | P | P |  |  |  | P | P | |  |  |  |
| Hotels | |  |  |  |  |  |  |  |  |  | | P | P | P | P | P | P | P | P | P | P | | P |  |  |
| Motels | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P | P | P | P |  |  | | P |  |  |
| **Motor Vehicle Oriented Uses** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Vehicle, Construction Equipment & Trailers, Sales, Rental & Service | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | | P | P |  |
| Drive-Through/Drive-In Facilities | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P | P | P | P | C |  | | P |  |  |
| Mobile Home, Boat, Recreational Vehicle Sales, Rental & Service | |  |  |  |  |  |  |  |  |  | |  |  |  |  | C |  |  |  |  |  | | P | P | P |
| Motor Vehicle Fuel Sales, Minor | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P | P | P | P |  |  | | P |  |  |
| Motor Vehicle Fuel Sales, Major | |  |  |  |  |  |  |  |  |  | |  |  |  |  | C13 | C13 | C13 | C13 |  |  | | C13 |  |  |
| Motor Vehicle Parts & Accessory Stores | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P | P | P | P |  |  | | P |  |  |
| Motor Vehicle Rental | |  |  |  |  |  |  |  |  |  | |  |  |  | C | P |  |  |  |  |  | | P |  |  |
| Motor Vehicle Sales, New | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P |  |  | P |  |  | | P |  |  |
| Motor Vehicle Sales, Used | |  |  |  |  |  |  |  |  |  | |  |  |  |  | C |  |  |  |  |  | | P |  |  |
| Motor Vehicle Service & Repair, Minor | |  |  |  |  |  |  |  |  |  | |  |  |  | C | P | P | P | P | C |  | | P |  |  |
| Motor Vehicle Service & Repair, Major | |  |  |  |  |  |  |  |  |  | |  |  |  |  | C |  |  |  |  |  | | P | P | P |
| Off-Street Parking, Surface | | C | C | C | C | C | C | C | C |  | | P | P | P | C | P | P | P | P | C | C | | P | P | P |
| Off-Street Parking, Structure | |  |  |  |  |  |  |  |  |  | |  |  | P |  | P | P | P | P | C | C | | P | P | P |
| Recreational Vehicle Parks | |  |  |  |  |  |  |  |  | C | |  |  |  |  |  |  |  |  |  |  | |  |  |  |
| **Personal Services Uses** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Banks, Credit Unions and Savings & Loan Associations | |  |  |  |  |  |  |  |  |  | | C | C | P | C | P | P | P | P | P | C5 | | P |  |  |
| Barber Shops, Hair Salons & Day Spas | |  |  |  |  |  |  |  |  |  | | P | P | P | P | P | P | P | P | P | P5 | | P |  |  |
| Exercise, Fitness & Martial Arts Studios | |  |  |  |  |  |  |  |  |  | | P | P | P | P | P | P | P | P | P | P5 | | P |  |  |
| Funeral Homes & Crematoriums | |  |  |  |  |  |  |  |  |  | | P | P | P |  | P |  | P | P |  |  | | P |  |  |
| Kennels | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P6 |  | P6 |  |  |  | | P6 | P6 | P6 |
| Laundry & Cleaning Establishments, Retail | |  |  |  |  |  |  |  |  |  | |  |  |  | C | P | P | P | P |  |  | | P |  |  |
| Music & Dance Studios | |  |  |  |  |  |  |  |  |  | | P | P | P | P | P | P | P | P | P | P5 | | P |  |  |
| Payday Loan, Title Loan & Check Cashing Services | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P11 |  | P11 |  |  |  | |  |  |  |
| Pet Grooming & Pet Day Care | |  |  |  |  |  |  |  |  |  | |  |  |  | P | P | P | P | P | P | P5 | | P |  |  |
| Repair-Oriented Services | |  |  |  |  |  |  |  |  |  | |  |  |  | P | P | P | P | P | P | C5 | | P |  |  |
| Tattoo Parlors & Body Art Establishments | |  |  |  |  |  |  |  |  |  | |  |  |  | C | P | P | P | P |  |  | | P |  |  |
| Tax Preparation Services, Retail | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P | P |  |  |  |  | | P |  |  |
| Veterinary Clinics & Animal Hospitals | |  |  |  |  |  |  |  |  |  | | P |  |  |  | P | P | P | P |  |  | | P | P | P |
| All Other Personal Services Uses, Not Specified, Indoors | |  |  |  |  |  |  |  |  |  | |  |  |  | P | P | P | P | P | P | P5 | | P |  |  |
| **Retail Sales Uses** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Accessory Retail to a Permitted Principal Use within I-2 Zoning Districts | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | |  | P10 |  |
| Antique Shops & Consignment Boutiques | |  |  |  |  |  |  |  |  |  | |  |  |  | P | P | P | P | P | P | P5 | | P |  |  |
| Artisan-Oriented Retail | |  |  |  |  |  |  |  |  |  | |  |  |  | P | P |  |  |  | P | P | | P |  |  |
| Big Box Retail | |  |  |  |  |  |  |  |  |  | |  |  |  |  | C |  | P | P |  |  | |  |  |  |
| Building Materials Sales, Retail, Level I | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P |  | P | P | C |  | | P |  |  |
| Building Materials Sales, Retail, Level II | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | | P | P | P |
| Convenience Stores | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P | P | P | P |  |  | | C |  |  |
| Department Stores | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  | P | P | P | P5 | |  |  |  |
| Dollar Stores & Variety Stores | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P | P | P | P | C |  | | P |  |  |
| Drug Stores & Pharmacies | |  |  |  |  |  |  |  |  |  | |  | P | P | P | P | P | P | P | P | P5 | | P |  |  |
| Firearms Sales & Indoor Gun Ranges | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P | C | P | P |  |  | | P |  |  |
| Grocery Stores | |  |  |  |  |  |  |  |  |  | |  |  |  | P | P | P | P | P | P | C5 | | P |  |  |
| Liquor Stores | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P | P | P | P | C | C5 | | C |  |  |
| Medical Marijuana Dispensing Facilities | |  |  |  |  |  |  |  |  |  | |  | P9 | P9 | P9 | P9 | P9 | P9 | P9 | P9 | P5,9 | | P9 |  |  |
| Micro-Breweries, Micro-Wineries & Micro-Distilleries | |  |  |  |  |  |  |  |  |  | |  |  |  |  | C |  |  |  | C | C5 | | P | P |  |
| Neighborhood Convenience Centers | |  |  | C | C | C | C | C | C |  | | C | C |  |  |  |  |  |  |  |  | |  |  |  |
| Office Support Retail & Services Uses | |  |  |  |  |  |  |  |  |  | |  | P | P | P | P | P | P | P | P | P5 | | P | P |  |
| Outdoor Sales, New & Used, as a Principal Use | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P |  |  |  |  |  | | C | C |  |
| Pawn Shops | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P11 |  | P11 | P11 |  |  | |  |  |  |
| Plant Nurseries & Greenhouses | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P |  |  |  |  |  | | P |  |  |
| Rent-To-Own Stores | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P11 |  |  |  |  |  | | P11 |  |  |
| Shopping Centers, Neighborhood | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P12 | P | P | P | C |  | |  |  |  |
| Shopping Centers, Community | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  | P | P |  |  | |  |  |  |
| Shopping Centers, Regional | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  | P |  |  | |  |  |  |
| Thrift & Secondhand Stores | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P |  |  |  |  |  | | P |  |  |
| Tobacco & Vape Shops | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P | P | P | P | C | C5 | | P |  |  |
| All Other Retail Sales Uses, Not Specified, Indoors | |  |  |  |  |  |  |  |  |  | |  |  |  | P | P | P | P | P | P | P5 | | P |  |  |
| **Recreation & Entertainment Uses** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult (Regulated) Uses | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  | C | C |  |  | | C |  |  |
| Adult Game Arcades | |  |  |  |  |  |  |  |  |  | |  |  |  |  | C |  | C | C | C | C5 | | C |  |  |
| Bars, Lounges and Related Entertainment Uses | |  |  |  |  |  |  |  |  |  | |  |  | C |  | P |  | P | P |  |  | | C |  |  |
| 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 | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  | P | P8 | |  |  |  |
| 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 | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  | C | C5 | |  |  |  |
| Commercial Recreation, Indoors | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P | P | P | P | P | C5 | | P |  |  |
| Commercial Recreation, Outdoors | |  |  |  |  |  |  |  |  |  | |  |  |  |  | C |  | C | C |  |  | | C | C | C |
| Marine Uses | | C | C | C | C | C | C | C | C | C | |  |  |  |  | P |  | P |  |  |  | | P | P | P |
| **Restaurant Uses** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Carry Out/Delivery | |  |  |  |  |  |  |  |  |  | |  | P | P | P | P | P | P | P | P | P5 | | P |  |  |
| Food Trucks | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P |  | P |  | C |  | | P | P |  |
| Food Truck Courts | |  |  |  |  |  |  |  |  |  | |  |  |  |  | C |  |  |  |  |  | |  | C |  |
| Restaurants, Low Turn-Over | |  |  |  |  |  |  |  |  |  | |  |  | P | P | P | P | P | P | P | P5 | | P |  |  |
| Restaurants, High Turn-Over | |  |  |  |  |  |  |  |  |  | |  |  | P | C | P | P | P | P | P | P5 | | P |  |  |
| Restaurants, Very High Turn-Over | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P | P | P | P | C |  | | P |  |  |
| **Industrial** | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Industrial-Type Service Uses** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Catering Establishments | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P |  |  |  | P | P | | P |  |  |
| Industrial-type Service Establishments, Level I | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | | P | P | P |
| Industrial-type Service Establishments, Level II | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | | C | P | P |
| Industrial-type Service Establishments, Level III | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | |  |  | C |
| Outdoor Storage of Boats, Motor Home and Trailers, Retail Service | |  |  |  |  |  |  |  |  |  | |  |  |  |  | C |  |  |  |  |  | | P | P | P |
| Pest Control Services | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | | P | P | P |
| Recycling Collection Centers | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P |  | P | P |  |  | | P | P | P |
| **Industrial Uses** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial Uses, Level I | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | | P | P | P |
| Industrial Uses, Level II | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | | C | P | P |
| Industrial Uses, Level III | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | |  |  | C |
| Research & Development Facilities of an Industrial Nature | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | | C | C | C |
| Scrap, Waste and Reclaimed Materials Trade, Level I | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | |  | C | C |
| Scrap, Waste and Reclaimed Materials Trade, Level II | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | |  |  | C |
| **Warehousing & Wholesale Trade Uses** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mini-Warehousing & Storage | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P |  |  |  |  |  | | P | P | P |
| 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, Level I | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | | P | P | P |
| Wholesale Trade Uses, Level II | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | | C | P | P |
| Wholesale Trade Uses, Level III | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | |  |  | C |
| **Community Facilities** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Churches, Synagogues and Other Houses of Worship | | C7 | C7 | C7 | C7 | C7 | C7 | C7 | C7 | C7 | | P7 | P7 | P7 | P7 | P7 | P7 | P7 | P7 | P7 | P7 | | P7 |  |  |
| Colleges, Junior Colleges, Universities & Seminaries | | C | C | C | C | C | C | C | C |  | |  |  | P |  | P |  | P | P | P | P | |  |  |  |
| Community Gardens | | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 | | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 | | P8 |  |  |
| Day Care Center Accessory to a House of Worship | | C | C | C | C | C | C | C | C |  | | C | P | P | P | P | P | P | P | P | P | | P |  |  |
| Day Care Centers/Adult | |  |  |  |  | C | C | C | C | C | | C | P | P | P | P | P | P | P | P | P | | P |  |  |
| Day Care Centers/Child | |  |  |  | C | C | C | C | C | C | | C | P | P | P | P | P | P | P | P | P | | P |  |  |
| Enclosed Storage for Use by Residents | |  |  |  |  |  |  |  |  | P | |  |  |  |  |  |  |  |  |  |  | |  |  |  |
| Family Day Care Home | | P | P | P | P | P | P | P |  | P | |  |  |  |  |  |  |  |  |  |  | |  |  |  |
| Outdoor Storage for Use by Residents | |  |  |  |  |  |  |  |  | P | |  |  |  |  |  |  |  |  |  |  | |  |  |  |
| Public & Quasi Public Non-Commercial Principal Uses | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | |  |  |  |
| Level I | | P | P | P | P | P | P | P | P | P | | P | P | P | P | P | P | P | P |  |  | | P |  |  |
| Level II | | C | C | C | C | C | C | C | C | C | | C | C | P | P | P | P | P | P |  |  | | P |  |  |
| Public & Quasi Public Non-Commercial Principal Uses for Munn Park and Downtown Districts | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | |  |  |  |
| Level I | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  | P | P | |  |  |  |
| Level II | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  | P | P | |  |  |  |
| Vocational Training for Activities Permitted in the District where Located | |  |  |  |  |  |  |  |  |  | | P | P | P | P | P | P | P | P | P | P | | P | P |  |
| **Healthcare & Social Services** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Blood Banks & Plasma Collection Facilities | |  |  |  |  |  |  |  |  |  | |  | P | P |  | P |  |  |  |  |  | | P |  |  |
| Group Homes, Level I | |  |  |  |  | C | C | C | C |  | | C | C | C | P |  | C | C |  | P | P | | C |  |  |
| Group Homes, Level II | |  |  |  |  |  | C | C | C |  | | C | C | C | P |  | C | C |  | P | P | | C |  |  |
| Group Homes, Level III | |  |  |  |  |  |  |  | C |  | |  |  | C | P |  |  | C |  | P | P | | C |  |  |
| Hospitals & Emergency Rooms | |  |  |  |  |  |  |  |  |  | |  | C | P |  | C |  |  |  | P |  | | C |  |  |
| Institutional Residential, Level I | |  |  |  |  |  | C | C | C |  | | C | C | C | C |  | C | C |  |  |  | | C |  |  |
| Institutional Residential, Level II | |  |  |  |  |  | C | C | C |  | | C | C | C | C |  | C | C |  |  |  | | C |  |  |
| Institutional Residential, Level III | |  |  |  |  |  |  |  |  |  | |  |  | C | C |  |  | C |  |  |  | | C |  |  |
| Nursing Homes | |  |  |  |  |  | C | C | C |  | | C | C | C | C |  | C | C |  | C | C | | C |  |  |
| Transient Lodging & Social Services | |  |  |  |  |  |  |  | C |  | | C |  |  | C | C |  |  |  |  |  | |  |  |  |
| **Infrastructure & Transportation** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Airports, Landing Fields & Heliports | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | |  | C | C |
| Broadcast & Transmission Towers | | C | C | C | C | C | C | C | C |  | | P | P | P |  | P |  |  | P |  |  | | P | P | P |
| Broadcast & Transmission Towers atop Buildings Greater than 50 ft. in Height | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  | P |  | |  |  |  |
| Communication Studios | | C | C | C | C | C | C | C | C |  | | P | P | P | P | P | P | P | P | P | P | | P | P |  |
| Ground-Mounted Personal Wireless Service Facilities | | C | C | C | C | C | C | C | C | C | | P | P | P | P | P | P | P | P |  |  | | P | P | P |
| Railroad Marshalling Yards | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | |  |  | C |
| Solar Power Generation Facilities | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | | P | P | P |
| Transit Storage & Maintenance Facilities | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | |  | P | P |
| Transit Terminals | |  |  |  |  |  |  |  |  |  | |  |  |  |  | P |  |  | P | C |  | | P | P | P |
| Utility & Essential Service Facilities, Level I | | P | P | P | P | P | P | P | P | P | | P | P | P | P | P | P | P | P | P | P | | P | P | P |
| Utility & Essential Service Facilities, Level II | | C | C | C | C | C | C | C | C | C | | C | C | C | C | C | C | C | C |  |  | | C | C | C |
| Utility & Essential Service Facilities, Level III | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | |  |  | C |
| **Agricultural, Forestry & Mining Uses** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agricultural Production, Crops, Level I | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | | C | C |  |
| Agricultural Production, Crops, Level II | See Table 2.3-3 | | | | | | | | | | | | | | | | | | | | | | | | |
| Agricultural Production, Livestock, Level I |
| Agricultural Production, Livestock, Level II |
| Agricultural Services | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |  |  | | P | P | P |

Footnotes:

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/RA-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.

10  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 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.

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.

14  Subject to certain location criteria, development standards and compatibility review before the Planning & Zoning Board as specified in Article 5, Section 5.26.

(Ord. No. 5455, 07-21-14; Ord. No. 5522, 07-20-15, Ord No 5645, 07-17-17, Ord No 5717, 06-18-18; Ord. No. 19-001, § 1.2(Att. A), 11-18-19; Ord. No. 5900, § 2(Att. A), 10-18-21; Ord. No 5976, § 2(Att. A), 3-20-23)

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Table 2.3-2: Permitted Accessory Uses** | | | | | | | | | | | | | | | | | | | | | | | | | |
| **USES** | **RESIDENTIAL DISTRICTS** | | | | | | | | | | **OFFICE DISTRICTS** | | | | **COMMERCIAL DISTRICTS** | | | | | | | | **INDUSTRIAL DISTRICTS** | | |
|  | | **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-72,4** | **I-1** | **I-2** | **I-3** |
| **RESIDENTIAL** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convents and Monasteries | |  |  |  |  |  |  |  |  |  | |  |  | P | |  |  |  |  |  |  |  |  |  |  |
| Dormitories | |  |  |  |  |  | C | C | C |  | |  |  | P | |  |  |  |  |  |  |  |  |  |  |
| Fraternities and Sororities | |  |  |  |  |  | C | C | C |  | |  |  | P | |  |  |  |  |  |  |  |  |  |  |
| Family Day Care Home | |  |  |  |  |  |  |  |  |  | | P |  |  | |  |  |  |  |  |  |  |  |  |  |
| **INDUSTRIAL** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwelling Unit for Caretaker within Warehouse or Industrial Facility | |  |  |  |  |  |  |  |  |  | |  |  |  | |  | P |  |  |  |  |  | P | P | P |
| **MISCELLANEOUS** | | | | | | | | | | | | | | | | | | | | | | | | | |
| Any use typically incidental to a principal use permitted by right when conducted as an Accessory to such principal use | | P | P | P | P | P | P | P | P | P | | P | P | P | | P | P | P | P | P | P | P | P | P | P |
| Any use typically incidental to a principal use permitted as a conditional use when conducted as an Accessory to such a principal use | | C | C | C | C | C | C | C | C | C | | C | C | C | | C | C | C | C | C | C | C | C | C | C |
| Day Care Center accessory to Houses of Worship | | C | C | C | C | C | C | C | C |  | | C | P | P | | P | P | P | P | P | P | P |  |  |  |
| Electric Vehicle Charging Facilities4 | |  |  |  |  |  |  |  |  |  | |  |  |  | |  |  |  |  |  |  |  |  |  |  |
| Level I & I | | P | P | P | P | P | P | P | P | P | | P | P | P | | P | P | P | P | P | P | P | P | P | P |
| Level III | |  |  |  |  |  |  |  |  |  | |  |  | P | | P | P | P | P | P | P | P | P | P | P |
| Foster Care Services accessory to single-family dwelling units | | P | P | P | P | P | P | P | P | P | | P |  |  | |  |  |  |  |  |  |  |  |  |  |
| Golf Courses and other recreational facilities | |  |  |  |  |  |  |  |  | P | |  |  |  | |  |  |  |  |  |  |  |  |  |  |
| Home-based Businesses accessory to dwelling units1 | | P | P | P | P | P | P | P | P | P | | P | P |  | | P | P |  |  |  | P | P |  |  |  |
| Private Concession uses operated on land owned by the City of Lakeland | | P | P | P | P | P | P | P | P | P | | P | P | P | | P | P | P | P | P | P | P | P | P | P |
| Secondary Dwelling Unit accessory to single-family detached dwelling units2 | | P | P | P | P | P | P | P | P |  | | P |  |  | |  |  |  |  |  |  |  |  |  |  |
| Structure-Mounted Personal Wireless Service Facilities3 | | P | P | P | P | P | P | P | P | P | | P | P | P | | P | P | P | P | P | P | P | P | P | P |
| Utility-Pole Mounted Personal Wireless Service Facilities3 | | P | P | P | P | P | P | P | P | P | | P | P | P | | P | P | P | P | P | P | P | P | P | P |

Footnotes:

1  In accordance with Section 5.10 (Home-based Businesses)

2  In accordance with Section 4.3 (Accessory Dwelling Units)

3  In accordance with Section 5.18 (Personal Wireless Service Facilities)

4  In accordance with Section 5.9 (Electric Vehicle Charging Facilities)

(Ord. No. 5455, 07-21-14; Ord. No. 5900, § 2(Att. A), 10-18-21)

|  |  |  |  |  |
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| **Table 2.3-3: LD Future Land Use Designations** | | | | |
| **USES** | **PRESERVATION** **(P)** | **CONSERVATION** **(C)** | **RECREATION** **(R)** | **ALL OTHER FUTURE LAND USE DESIGNATIONS** |
| **PRINCIPAL USES** | | | | |
| **Agricultural Uses** |  |  |  |  |
| Agricultural Production, Crops, Level I and Level II |  | P | P | P |
| Agricultural Production, Livestock, Level 1 | P | P | P | P |
| **Agricultural and Mining Related Uses** |  |  |  |  |
| Agricultural Production, Livestock, Level II |  |  |  | C |
| Agricultural Services |  |  |  | C |
| Refrigerated Warehousing, including those uses listed in SIC group 4222 that directly serve agricultural production use |  |  |  | C |
| Warehousing and Motor Freight Transportation Uses, Level II that directly serve agricultural uses |  |  |  | C |
| **Ground-mounted personal service facilities** | C | C | C | C |
| **Residential and Other Uses** |  |  |  |  |
| Churches, Synagogues and other houses of worship |  |  |  | C |
| Farm Employee Housing |  |  |  | C |
| Kennels |  |  |  | C |
| Outdoor gun ranges |  |  |  | C |
| Outdoor Commercial Recreation |  |  |  | C |
| Public and Quasi-Public Non-Commercial Principal Uses |  |  |  |  |
| Level I |  |  | P | P |
| Level II |  |  | C | C |
| Single-Family Detached Buildings |  | P |  | P |
| Utility and Essential Services Facilities, Level 1 | C | P | P | P |
| Veterinary Clinics and Hospitals |  |  |  | C |
| Walking Trails, Boardwalks, Wildlife Observation Platforms | P | P | P | P |
| **Solar Power Generation Facilities** |  | C | C | C |
| **ACCESSORY USES** | | | | |
| Any use typically incidental to a principal use permitted by right when conducted as an accessory to such a principal use | P | P | P | P |
| Buildings and structures accessory to principle buildings in accordance with Section 4.3 | P | P | P | P |
| Home Offices accessory to dwelling units in accordance with Section 5.10 | P | P | P | P |
| Home Businesses Accessory to single-family detached dwelling units in accordance with Section 5.10 | P | P | P | P |
| Private concession uses operated on land owned by the City of Lakeland in furtherance of public policy with the contractual approval of the city Commission | P | P | P | P |
| Solar Energy Systems | P | P | P | P |
| Structure-Mounted Personal Wireless Service Facilities | P | P | P | P |
| Utility Pole-Mounted Personal Wireless Service Facilities accessory to electric transmission and distribution facilities, street lights, traffic signals and similar facilities within a public right-of-way or easement | P | P | P | P |
| Any use typically incidental to a principal use permitted as a conditional use when conducted as an accessory to such a principal use | C | C | C | C |
| Building and Structures accessory to non-residential principal uses permitted as conditional uses as listed in Section 4.3. | C | C | C | C |
| Communication Towers | C | C | C | C |
| Day Care Center accessory to churches, synagogues and other houses of worship | C | C | C | C |
| Foster Care Services accessory to single-family dwelling units | C | C | C | C |
| Group homes, Level I | C | C | C | C |

(Ord. No. 5522, 07-20-15)

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Table 2.3-4: LD Development Standards for a Single-Family Dwelling Unit** | | | | | | | | |
|  | **Future Land Use District:** **Preservation, Recreation** | | | **Future Land Use District:** **Conservation** | | | **Green Swamp Area of Critical** **State Concern** | |
| **Minimum** | **Maximum** | | **Minimum** | **Maximum** | **Minimum** | **Maximum** |
| **Lot Requirements** | |  |  | |  |  |  |  |
| Lot Width | | 200' |  | | 200' |  | 200' |  |
| Lot Depth | | 300' |  | | 300' |  | 300' |  |
| Lot Area | | 5 acres |  | | 10 acres |  | 20 acres |  |
| Lot Coverage | |  | 5% | |  | 5% |  | 5% |
| **Principal Building Requirements** | |  |  | |  |  |  |  |
| Street Setback | |  |  | |  |  |  |  |
| Arterial | | 65' |  | | 65' |  | 65' |  |
| Collector | | 50' |  | | 50' |  | 50' |  |
| Local Street | | 30' |  | | 30' |  | 30' |  |
| Interior Side Setback (Minimum) | 15' Detached | | | 15' Detached | | | 15' Detached | |
| Rear Setback | | 40' |  | | 40' |  | 40' |  |
| Frontage Buildout | | N/A |  | | N/A |  | N/A |  |
| Building Height | |  | 35' | |  | 35' |  | 35' |
| Parking Location | Zone 1, 2, 3, 4 | | | Zone 1, 2, 3, 4 | | | Zone 1, 2, 3, 4 | |
| Entrance Feature | Optional | | | Optional | | | Optional | |

(Ord. No. 19-013, § 1.2(Att. A), 11-18-19)

2.3.2 PROHIBITED USES

Any use not listed as permitted as a principal use in Table 2.3-1 or Table 2.3-3 or as an accessory use in Table 2.3-2 or Table 2.3-3 shall be prohibited unless it is determined by the Director of Community Development to be essentially the same as a use permitted within the same district.

(Ord. No. 5721, 06-18-18)