
Section 2-5.3. Land use by districts.

A. *Permitted and Conditional Uses.* Table 2-5.3, Land Use by Districts, stipulates the permitted and conditional uses by district. Permitted uses are uses allowed by right provided all applicable regulations within the land development regulations are satisfied as well as other applicable laws and administration regulations. Conditional uses are allowable only if approved by the City pursuant to administrative procedures found in Article VI. The applicant requesting a conditional use must demonstrate compliance with conditional use criteria set forth in Article VI.

No permitted use or conditional use shall be approved unless a site plan for such use is first submitted by the applicant. The applicant shall bear the burden of proof in demonstrating compliance with all applicable laws and ordinances during the site plan review process. Site plan review process is set forth in Article XVIII.

B. *Prohibited Uses.*

1. Those areas within Table 2-5.3 that are blank and do not designate a P (permitted) or C (conditional) are prohibited uses within the district.
2. Footnote 5 in Table 2-5.3 provides the prohibited uses within the Industrial District.
3. The definitions provided in ULDR Section 5-2 for "vehicular services, maintenance and light mechanical repair" and "light manufacturing" exclude the following uses within the City: body repair and painting, tire recapping, salvage yards, recycling facilities and factories.
4. The following uses are prohibited throughout the City limits:
 - a. Hazardous waste dumpsites and transfer stations.
 - b. Landfills or facilities for the bulk storage, handling and processing of materials on the Florida Substance List.
 - c. Activities that require the bulk storage, use and transportation of restricted substances, agricultural chemicals, hazardous toxic waste, medical waste, feedlots or other animal facilities.
 - d. Wastewater treatment plants, percolation ponds, septic tanks, petroleum product storage, mines, and exaction of waterways or drainage facilities in all significant water sites including the Prime Recharge Areas or within a 500-foot radius of a potable water wellhead.
 - e. The business of outdoor advertising is a prohibited land use in all zoning districts of the City. The "business of outdoor advertising" means the business of constructing, erecting, operating, using, maintaining, leasing, or selling permanent outdoor advertising structures, outdoor advertising signs, or outdoor advertisements.

DISTRICT AND GENERAL REGULATIONS

TABLE 2-5.3. LAND USE BY DISTRICT (1)(16)

	R-8(2)	R-9(2)	R-12.5(2)	PRD(2)	R-2F	RMF-13	RMF-20	RMH-8	RMHP(3)	OR(4)	CL	CG	CS	I(5)	I-M(12)	PMX-L	PMX-H	PMX-MID	PMX-HIGH	PS	ROS
Residential uses																					
One-family or single-family dwellings/ accessory structures (residential)	P	P	P	P	P	P		P		P	C					P					
Two-family dwellings (duplex)				P	P	P				P	C					P					
Multiple-family dwellings				P		P	P			P	C					P	P	P	P		
Mid-rise dwellings with mixed-uses																	P	P	P		
Mobile homes								P	P												
Community residential homes (1 to 6 residents)	P	P	P		P	P	P			P	C					P	P	P	P		
Community residential homes (7 to 14 residents)				P		P	P			C	C					P	P	P	P		
Home-based business	P	P	P	P	P	P	P	P	P	P	C					P	P	P	P		
Community facilities																					
Administrative services (public and not-for-profit)										P	C	P	P	P		P	P	P	P	P	
Assisted living facilities				C		C	C			C	C					C	C	C	C		
Cemeteries																				C	
Church or other places of worship	C	C	C	C	C	C	C	C	C	C	C	P	P	C		P	P	C	C	P	C
Clubs and lodges (private)										C	C	C	C			C	C	C	C	C	
Communication tower						C	C				C	C	P	P	P	C	C	C	C	C	C
Community centers	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	
Child or adult care facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C		P	P	P	P	C	
Docks, piers, and boat slips (non-commercial)	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C			C	C
Educational institutions (Elem/secondary)	C	C	C	C	C	C	C	C	C	C	C	C				C	C			C	
Educational facilities (Adult and technical)										C	C	P	P	P		C	C	C	C	C	
Golf course and related facilities	C	C	C	C	C	C	C									C	C			C	P
Heliports																C	C			C	P
Hospitals												C	C			C	C			C	
Nursing home				C		C	C			C	C	C	C			C	C			C	
Parks and recreation, active	C	C	C	C	C	C	C	C	C	C	C	C				C	C			C	P
Parks and recreation, passive	C	C	C	C	C	C	C	C	C	C	C	C				P	P			P	P
Protective services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public and private utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	C	C	C	C	C
Commercial activities																					
Boat sales														P	P						
Business and professional offices, financial institutions, and banks						C(6)	C(6)			P	P	P	P	P	P	P	P	P	P		
Car washes														P	P						
Commercial amusement (enclosed)												P	P			P	P	P	P		
Commercial kitchen												P	P	P	P		P	P	P		
Drive-through establishment												C	C				C	C	C		
Funeral homes											C	C				C	C				
General retail and services												P	P			P	P	P	P		

Hotels, motels, and transient lodging												P					P	P	P	P		
Large retail establishment												P						P	P	P		
Limited commercial activities												P					P	P	P	P		
Medical services												P	P	P	P		P	P	P	P		
Micro-brewery or micro-winery												P	P	P	P		P	P	P			
Non-traditional Uses: pawn shop, body art establishments & check cashing/payday loan businesses (13)(15)												C										
Parking lot										P	P	P	P	P	P	P	P	P	P	P		C
Personal services										P	P	P	P				P	P	P	P		
Pharmacies (17)(21)											C(19)	P(18)	C(19)				C(20)	C(20)	C(20)	C(20)		
Restaurants												P	P				P	P	P	P		
Sales of alcoholic beverages for on-site consumption												C	C		P		C	C	C	C		
Self-storage, limited access (7)												C	P	P	P							
Service station												C	C	C	C		C	C				
Vehicular sales, service, and leasing														P	P							
Vehicular services, maintenance and light mechanical repair (excluding sales and service, body shops, and storage) (11)												C	P	P	C							
Veterinary medical services												P	P	P	P							
Industrial activities																						
Adult entertainment establishments (sexually oriented business) (12)																	P	P				
Television and radio broadcasting establishment																	P	P				
Bakery (wholesale)												C	P	P	P							
Building material/outdoor storage yards (22)													P	P	P							
Laboratories													P	P	P							
Light manufacturing (warehousing, storage, assembly, distribution of goods, and light processing)													P	P	P							
Self-storage multi-access (8)														P	P							
Trades and skilled services												C	P	P	P		C					

Footnotes:

- (1) P: Permitted uses. C: Conditional uses. Where a P or C is not listed, then that land use is prohibited in that zoning district.
- (2) Within areas designated Residential Low Density on the Comprehensive Plan Future Land Use Map, attached dwelling and two-family development shall not be permitted.
- (3) The permissible uses enumerated shall not be construed to include, either as principal or accessory uses, any of the following:
 - A. Display or sale of new or used mobile homes; however, an occupied mobile home or an unoccupied mobile home previously occupied on the same site may be sold on that site by its owner or licensed dealer.
 - B. Any service station, or service or repair garage.
 - C. Sale, display, or storage on the premises of secondhand or used merchandise.
 - D. Raising or keeping of animals, reptiles, insects, poultry, or fowl in any mobile home park.
 - E. Occupancy of a site by a mobile home for living quarters, except on a rental basis.
 - F. A separate utility building on any mobile home site, except for a demountable, code-approved storage closet.
 - G. Storage or parking of mobile homes, except when a mobile home is located on a site preparatory to occupancy or between periods of occupancy.
- (4) Within an area designated for "commercial" development on the Comprehensive Plan's Future Land Use Map (FLUM), residential uses permitted within the OR district shall be restricted to single-family and two-family dwellings which are incidental to an approved commercial use. This footnote shall not apply to the fifteen (15) "Office Residential" properties which were amended to a "Commercial" Future Land Use designation as part of Ordinance 10-1335 on August 9, 2010.
- (5) The following uses shall be prohibited in any industrial district:
 - A. Any use or activity that is not in full compliance with all the requirements and standards set for industrial districts.
 - B. Drive-in restaurants.
 - C. Drive-in theaters, bowling alleys, skating rinks, golf driving ranges, miniature golf courses, and similar carnival or commercial type amusements, except recreational centers or facilities provided by an employer of the district for the exclusive use of employees, their families, and guests.
 - D. Dwellings, except living quarters for custodians, guards, and caretakers, when these facilities are accessory to the primary occupancy of the premises.
 - E. Elementary, junior high, or high schools.
- (6) Business and professional offices may be approved as a conditional use along collector or arterial roads in the RMF-13 district only on sites where sufficient land area cannot be assembled to accommodate medium-to-high density residential development.
- (7) Please refer to Section 2-7.24.A and B for performance criteria for limited access self-storage facilities.
- (8) Please refer to Section 2-7.24.A for performance criteria for multi-access self-storage facilities.

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- (9) The conservation district is an overlay district that incorporates all "conservation" areas designated on the City's Comprehensive Plan Future Land Use Map. Environmental performance criteria and mitigation measures within Article XI provide regulatory procedures necessary to protect natural resources within the conservation overlay district. The Comprehensive Plan and land development regulations state procedures for alternative uses which may be permitted within a conservation overlay designation. The environmental performance criteria shall be applied to reduce and control the density and intensity of land development options in order to protect the physical and biological functions of "conservation" areas.
 - (10) The permitted, conditional, and prohibited land uses in the SB-2 overlay district are provided in the SB-2 district guidelines in ULDR Section 2-7.26.C.3.
 - (11) Refer to Section 2-7.27 for performance criteria for PMX-L and PMX-H zoning districts.
 - (12) Refer to ULDR Section 2-7.28 for the Industrial and Industrial Medium district distance requirements.
 - (13) Please refer to Section 2-7.29 for performance criteria for check cashing/payday loan businesses.
 - (14) Reserved.
 - (15) Refer to Section 2-7.30 for performance criteria for Non-Traditional Uses that include body art studios, check cashing/payday loan businesses and pawn shops.
 - (16) Refer to Section 2-7.36(E)(2)(a) for permitted zoning districts for Wireless Communication Facilities.
 - (17) Any pharmacy must be located at least 2,500 feet from other pharmacies, shall not be located within 5,000 feet of a school or daycare, and shall not be located directly adjacent to publicly-owned property. Distance is measured by drawing a straight line on a scaled exhibit from the subject property line beginning the measurement to the proposed pharmacy's closest property line.
 - (18) Permitted by right as a principal use, but only with a Future Land Use of Commercial.
 - (19) Conditionally approved as principal use; permitted by right as an accessory use to drugstores and grocery stores.
 - (20) Prohibited as a principal use; conditionally approved as an accessory use to drugstores and grocery stores.
 - (21) Institutional pharmacies are permitted in every zoning district where medical services/hospitals/nursing homes are permitted.
 - (22) The use must be in conjunction with an on-site principal use and requires site plan review prior to storage of material on the site.

(Ord. No. 96-867, § III, 7-15-96; Ord. No. 96-872, § II, 10-14-96; Ord. No. 98-901, § II, 2-2-98; Ord. No. 99-964, V, 10-4-99; Ord. No. 01-1040, § I, 10-22-01; Ord. No. 02-1045, § 5, 5-13-02; Ord. No. 02-1071, § IV, 02-1071; Ord. No. 03-1078, § I, 2-10-03; Ord. No. 06-1200, § IV, 7-24-06; Ord. No. 08-1247, §§ 1, 2, 8-11-08; Ord. No. 08-1251, § 2, 11-20-08; Ord. No. 09-1262, § 6, 1-12-09; Ord. No. 1294, § 4, 5-11-09; Ord. No. 10-1313, § 1, 3-8-10; Ord. No. 10-1336, § 1, 8-9-10; Ord. No. 15-1420, § 2, 3-9-15; Ord. No. 15-1429, § 1 (Exh. A), 10-12-15; Ord. No. 16-1439, § II(Exh. A); Ord. No. 17-1458, § II, 6-12-17, 4-11-16; Ord. No. 16-1447, § 1, 7-25-16; Ord. No. 17-1463, § 2, 7-24-17; Ord. No. 17-1466, § 1, 8-28-17; Ord. No. 17-1466, § II(Exh. A), 8-28-17; Ord. No. 18-1477, § II(Exh. A), 5-14-18; Ord. No. 18-1488, § II, 8-27-18; Ord. No. 22-1573, § III(Exh. A), 11-14-22)