

ARTICLE 2: USE STANDARDS

2.1 INTENT AND APPLICABILITY

2.1.1 INTENT

It is the intent of this article to govern the use of property in order to implement the goals, objectives and policies of the Comprehensive Plan; to provide for appropriate densities and intensities of use; to encourage a diverse mix of uses that creates a compact, walkable, energy-efficient, transit-supportive urban form; and to prevent or mitigate the negative impacts of incompatible uses.

2.1.2 APPLICABILITY

Except as otherwise provided herein, no building, structure, or land located within the city shall hereafter be used or occupied, except in conformity with the zoning district classification of the property as depicted on the Official Zoning Map. Certain principal and accessory uses having unique operating characteristics or impacts 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.

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

2.2 ESTABLISHMENT OF ZONING DISTRICTS

2.2.1 ZONING DISTRICTS ENUMERATED

The City of Lakeland is divided into the following zoning districts for the purpose of regulating the use of property:

<u>SYMBOL</u>	<u>TITLE</u>
RA-1	Single-Family District
RA-2	Single-Family District
RA-3	Single-Family District
RA-4	Single-Family District
RB	Two-Family District
MF-12	Multi-Family District
MF-16	Multi-Family District
MF-22	Multi-Family District
MH	Mobile Home District
O-1	Low Impact Office District
O-2	Limited Impact Office District
O-3	Moderate Impact Office District
C-1	Pedestrian Commercial District
C-2	Highway Commercial District
C-3	Neighborhood Center Commercial District

C-4	Community Center Commercial District
C-5	Regional Center Commercial District
C-6	Downtown Commercial District
C-7	Munn Park Historic District
I-1	Light Industrial - Limited Commercial District
I-2	Medium Industrial District
I-3	Heavy Industrial District
LD	Limited Development District
PUD	Planned Unit Development District
SPI	Special Public Interest District

2.2.2 GROUPS OF RELATED ZONING DISTRICTS

2.2.2.1 Residential Districts

Where the phrases "all residential districts," "residential districts," "zoned residentially," "residentially zoned," or phraseology of similar intent are used in this code, the phrases shall be construed to include the following districts:

<u>SYMBOL</u>	<u>TITLE</u>
RA-1	Single-Family District
RA-2	Single-Family District
RA-3	Single-Family District
RA-4	Single-Family District
RB	Two-Family District
MF-12	Multi-Family District
MF-16	Multi-Family District
MF-22	Multi-Family District
MH	Mobile Home District

2.2.2.2 Commercial Districts

Where the phrases "commercial districts," "zoned commercial or commercially," "commercially zoned," or phraseology of similar intent are used in this code, the phrases shall be construed to include the following districts:

<u>SYMBOL</u>	<u>TITLE</u>
O-1	Low Impact Office District
O-2	Limited Impact Office District
O-3	Moderate Impact Office District
C-1	Pedestrian Commercial District
C-2	Highway Commercial District

C-3	Neighborhood Center Commercial District
C-4	Community Center Commercial District
C-5	Regional Center Commercial District
C-6	Downtown Commercial District
C-7	Munn Park Historic District

2.2.2.3 Industrial Districts

Where the phrases "industrial districts," "industrially zoned," "zoned industrial," "industrial zoning," or phraseology of similar intent are used in this code, the phrases shall be construed to include the following districts:

<u>SYMBOL</u>	<u>TITLE</u>
I-1	Light Industrial - Limited Commercial District
I-2	Medium Industrial District
I-3	Heavy Industrial District

2.2.2.4 Other Districts

Districts not included in the listings of residential, commercial or industrial districts above, shall not be construed to fall within any of the three classifications unless regulations for such unclassified districts specifically apply requirements as for classified districts.

2.2.3 INTENT OF ZONING DISTRICTS

2.2.3.1 Single-Family Districts (RA)

- a. It is the intent of the single-family districts to provide for single-family detached residential development at a variety of densities and lot sizes that are consistent with the existing and desirable future pattern of development in the city. Provision is made for a variety of residential densities in order to accommodate different residential preferences.
- b. The use restrictions protect single-family detached residential development from the encroachment of incompatible land uses. At the same time, provision is made for a limited number of appropriate non-residential uses which may be established for the convenience of residents while still preserving the overall residential character of the districts.

2.2.3.2 Two-Family District (RB)

- a. It is the intent of the two-family district to provide for two-family residential development at intermediate densities which are consistent with the existing and desirable future pattern of development in the city.
- b. The use restrictions protect two-family residential development from the encroachment of incompatible land uses. At the same time, provision is made for a limited number of appropriate non-residential uses which may be established for the convenience of residents while still preserving the overall residential character of the districts.

2.2.3.3 Multi-Family Districts (MF)

a. General

1. It is the intent of the multi-family districts to provide for single-family attached and multi-family residential development at a variety of densities which are consistent with the existing and desirable future pattern of development in the city. Provision is made for a variety of residential densities in order to accommodate different residential preferences.
2. The use restrictions protect multi-family residential development from the encroachment of incompatible land uses. At the same time, provision is made for a limited number of appropriate non-residential uses which may be established for the convenience of residents while still preserving the overall residential character of the districts.

2.2.3.4 Mobile Home District (MH)

- a. It is the intent of the mobile home district to provide separate areas for mobile home development. Separate areas are provided because mobile homes are constructed to different design standards than conventional dwelling units and the mixture of the two has a destabilizing effect on both housing types. Separate areas for mobile home development are also needed to allow for the provision of adequate emergency shelter for mobile home residents in accordance with adopted policy of the Central Florida Regional Planning Council.
- b. Uses permitted by right include mobile home parks and mobile home subdivisions. Mobile home parks are developments in which individual mobile home pads are rented, leased or held in condominium ownership by occupants. Mobile home subdivisions are developments in which mobile home lots are individually owned as in conventional single-family subdivisions.
- c. Recreational vehicle parks are permitted as conditional uses. It is the intent of this code that a significant number of recreational vehicle spaces not be included in mobile home parks. Recreational vehicle facilities are prohibited in mobile home subdivisions.

2.2.3.5 Office Districts

a. General

1. It is the intent of the office districts to provide for office developments at a variety of sizes and intensities that are consistent with the existing and desirable future pattern of development in the city.
2. The use restrictions provide primarily for office development. At the same time, provision is made for a limited number of appropriate retail uses which support major office complexes.

b. Low Impact Office District (O-1)

The intent of the O-1 District is to permit those office uses which meet the needs of local resident and business populations and which have a low impact and are the most compatible with adjacent residential development. Because most of the permitted uses typically generate low traffic volumes per unit of floor area, this district is appropriate for locations along thoroughfares where conflicts between site access and traffic-carrying functions should be kept to a minimum.

c. Limited Impact Office District (O-2)

The intent of the O-2 District is to permit those office uses which meet the needs of local resident and business populations and which have a limited impact but are still compatible with adjacent residential development. Because most of the permitted uses typically generate low traffic

volumes per unit of floor area, this district is appropriate for locations along thoroughfares where conflicts between site access and traffic-carrying functions should be kept to a minimum.

d. Moderate Impact Office District (O-3)

The intent of the O-3 District is to permit those office uses which meet regional needs for office headquarters and other large-scale office space. The uses permitted generate relatively low traffic volumes per unit of floor area; however, they are developed at a scale which makes them substantial traffic generators. This district is most appropriate for sites which: 1) are located along thoroughfares which have rights-of-way sufficiently wide to permit separate turning and acceleration/deceleration lanes; and 2) are separated from single-family residential development by natural features or other less intensive land uses.

2.2.3.6 Commercial Districts

a. General

1. It is the intent of the commercial districts to provide for office and retail developments at a variety of sizes and intensities that are consistent with the existing and desirable future pattern of development in the city. It is the intent of this land development code that most new commercial developments occur either in the Downtown or Munn Park Commercial Districts or in shopping centers of various sizes.
2. The use restrictions provide primarily for office and retail development. However, permitted uses do not include heavy commercial developments which have environmental characteristics that make them more appropriate for industrial areas.

b. Pedestrian Commercial District (C-1)

The intent of the C-1 District is to provide for office uses and a limited range of retail uses primarily oriented toward the pedestrian. Permitted uses do not include some sales and service uses which have characteristics that make them more appropriate for more intense areas.

c. Highway Commercial District (C-2)

The intent of the C-2 District is to provide for a broad range of office and retail uses primarily oriented toward the motoring public and development on relatively small individual lots with exposure to high traffic volumes. The C-2 Highway Commercial District is intended for locations along arterial and collector streets. The district is not intended for shopping centers or large retail establishments other than as outparcels.

d. Neighborhood Center Commercial District (C-3)

The intent of the C-3 District is to provide primarily for convenience commercial uses which serve the everyday shopping needs of the surrounding population and which are appropriate for small shopping centers that are under unified ownership or management. The uses are relatively high traffic generators and thus have significant impact on surrounding uses and on the traffic-carrying capacity of access thoroughfares. Certain complementary office, financial and retail uses are permitted in order to provide flexibility in the use of property zoned in this district. The C-3 District is intended for sites which are located at the intersection of two collector streets or at the intersection of a collector street and an arterial street. Mapping of the C-3 District in any one location is intended to extend over an area of no more than two acres.

e. Community Center Commercial District (C-4)

The intent of the C-4 District is to provide for a broad range of office and retail uses serving a community-wide population and which are appropriate for moderate size shopping centers that are under unified ownership or management. This district is most appropriate for sites which are

located along thoroughfares which have rights-of-way sufficiently wide to permit separate turning and acceleration/deceleration lanes. The C-4 District is intended for sites which are located at the intersection of a collector street and an arterial street, or at the intersection of two arterial streets.

f. Regional Center Commercial District (C-5)

The intent of the C-5 District is to provide for a broad range of office and retail uses serving a region-wide population and which are appropriate for large shopping centers that are under unified ownership or management. This district is most appropriate for sites which are separated from single-family residential development by natural features or other less intensive land uses. The C-5 District is intended for sites which are located at the intersection of two arterial streets.

g. Downtown Commercial District (C-6)

The intent of the C-6 District is to provide for a broad range of office, retail and residential uses appropriate for a central city business district, pursuant to and compatible with adopted plans for Downtown Lakeland. Such plans guide the development of a traditional downtown environment and emphasize the pedestrian over the automobile within the core of the downtown. The C-6 District is primarily intended for mapping in the Lakeland Downtown Development Authority District. Development within the C-6 district is subject to design review.

h. Munn Park Historic District (C-7)

The intent of the C-7 District is to permit use and development of properties in ways which are: 1) consistent with the economic role that the Munn Park area can play in the continuing revitalization of Lakeland's downtown, and 2) consistent with the overall historic preservation program of the city. Use regulations permit a broad range of office, commercial and residential activities, but are somewhat more restrictive than the use regulations applicable to the C-6 Downtown Commercial District. In particular, vehicle-intensive uses are prohibited or restricted. Banks, very high turnover restaurants, parking garages and parking lots are subject to special use review, primarily to control vehicular impacts on pedestrian circulation. Motor vehicle sales and service uses are not permitted. The C-7 District is primarily intended for mapping in the Munn Park Historic District. Development within the C-7 district is subject to design review.

2.2.3.7 Industrial Districts

a. General

1. It is the intent of the industrial districts to provide for industrial developments at a variety of sizes and intensities that are consistent with the existing and desirable future pattern of development in the city.
2. The use restrictions provide primarily for heavy commercial and industrial development.

b. Light Industrial - Limited Commercial District (I-1)

The intent of the I-1 District is to permit the establishment of business park uses and a limited range of industrial uses along with retail and service commercial uses that support business park and industrial employment centers, subject to limitations established in the Comprehensive Plan. The industrial uses permitted include those which usually have the most limited external impacts. Such uses do not create an appreciable nuisance or hazard. They are generally compatible with non-industrial uses, but they are more tolerable adjacent to non-industrial uses than are more intensive industrial uses.

c. Medium Industrial District (I-2)

The intent of the I-2 District is to permit the establishment of a broad range of business park, industrial and wholesale uses. Any retail shall be limited and subordinate to the principal use. The uses permitted include those which usually have relatively moderate external impacts. Such uses do not create an appreciable nuisance or hazard. The I-2 District also provides for some industrial uses which typically have more external impacts, subject to conditional use review.

d. Heavy Industrial District (I-3)

The intent of the I-3 District is to permit the establishment of industrial and wholesale uses which often have significant external impacts because of their appearance and/or their potential for generating noise, vibration, odor, glare, fire, explosion, or air or water quality threats. Uses permitted in the I-3 District can create an appreciable nuisance or hazard. In addition to these uses, the I-3 district also permits the same light industrial uses and non-industrial uses permitted in the I-2 District.

2.2.3.8 Limited Development District (LD)

- a. It is the intent of the limited development district to limit development in accordance with the future land use designation of the area. The LD district provides for rural, agricultural, conservation and recreation land uses where appropriate and where consistent with the existing and desirable future pattern of development. The LD district is intended for mapping in areas designated on the Future Land Use Map of the Comprehensive Plan as follows.
- b. In areas designated P (Preservation), the LD district may be utilized to prohibit most development. Such areas may have significant wetlands, floodplains, wildlife habitat, poor soils or other natural characteristics that make them inherently unsuitable for development.
- c. In areas designated C (Conservation), the LD district may be utilized to limit most types of development. Such areas may have natural or environmental constraints that can only support low intensity uses.
- d. In areas designated R (Recreation), the LD district may be utilized to limit development to passive and active recreation facilities and uses that are compatible therewith. Such areas may be identified for use as parks, open space and lakeshore parkways.
- e. In all other Future Land Use designations, the LD district may be utilized to conserve rural, agricultural and undeveloped land where development at suburban or urban intensities is not desirable or it may be utilized as a holding zone where development at suburban or urban intensities is not presently feasible due to an inability to provide urban services or for other reasons. If and when more intense development is both desirable and feasible in such areas, rezoning shall be required.
- f. The LD District is intended for land which is mapped Preservation Area or Rural Conservation by Polk County prior to annexation by the city.

2.2.4 RELATIONSHIP OF ZONING DISTRICTS TO FUTURE LAND USE MAP DESIGNATIONS

- a. In accordance with the intent of the Comprehensive Plan, zoning districts may be applied to the Official Zoning Map only within specific Future Land Use Map designations in accordance with Table 2.2-1. Indication that a zoning district may be applied within a particular future land use designation does not signify an entitlement to that zoning. The application of zoning is limited by the goals and policies of the Comprehensive Plan and subject to the technical and procedural requirements set forth in Article 12 (Administration and Enforcement).
- b. Zoning districts applicable within Special Public Interest (SPI) Districts or Planned Unit Development (PUD) zoning districts shall be in accordance with this section unless otherwise specified in the ordinance establishing the SPI District or PUD.

Table 2.2-1: Zoning Districts Applicable within Future Land Use Map Designations

Future Land Use Map Designations																
Zoning Districts	RL	RM	RH	CC	OC	MCC	NAC	CAC	RAC	BP	I	IAC	P	C	R	PI
RA-1	X	X													X	
RA-2	X	X													X	
RA-3	X	X													X	
RA-4		X	X												X	
RB		X	X													
MF-12		X	X		X	X ^{1,2}	X ¹	X ¹	X ¹	X ¹		X ¹				
MF-16			X		X ¹		X ¹	X ¹	X ¹	X ¹		X ¹				
MF-22			X		X ¹		X ¹	X ¹	X ¹	X ¹		X ¹				
MH		X	X													
O-1		X ¹	X ¹	X	X ¹	X	X	X	X	X		X				X
O-2			X	X	X	X	X	X	X	X		X				X
O-3					X			X	X	X		X				
C-1		X ¹	X ¹	X		X	X	X	X	X		X				
C-2			X ¹			X			X	X		X				
C-3		X ¹	X ¹	X		X	X	X	X			X				
C-4						X	X	X	X			X				
C-5								X	X			X				
C-6									X							
C-7									X							
I-1						X				X	X	X				
I-2										X	X					
I-3											X					
LD	X	X	X	X		X	X	X	X	X	X		X	X	X	X
X: Zoning District may be applied BLANK: Zoning District shall not be applied																
¹ Subject to certain limits and locational criteria set forth in the Comprehensive Plan.																
² Residential shall not front commercial corridor (roadway).																

(Ord. No. 5455, 07-21-14; Ord. No. 5522, 07-20-15)

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.

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.

Table 2.3-1: Permitted Principal Uses																			
USES	RESIDENTIAL DISTRICTS									OFFICE DISTRICTS			COMMERCIAL 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-7 ²
Residential																			
Convents & Monasteries						P	P	P											
Dormitories						C	C	C				P							
Fraternities & Sororities						C	C	C				P							
Ground Floor Residential Uses within an Existing Non-Residential Building																		p ¹⁵	p ¹⁵
Mobile Home									P										
Multi-Family						P	P	P		p ³								P	P
Multi-Family Affordable Housing Projects in Non-Residential Zoning Districts													p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴		
Multi-Family for the Elderly						P	P	P		p ³								P	P
Residential Above 1 st Floor										P	P							P	P
Residential, Above 1 st 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	p ¹ / C ¹	p ¹ / C ¹	p ¹ / C ¹		p ²									
Two-Family					P	C	C	C		C									
Office																			

Office Uses, Medical										P	P	P	P	P	P	P	P	P	C
Office Uses, Non-Medical										P	P	P	P	P	P	P	P	P	P
Office-Type R & D										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
Motels														P	P	P	P		
Motor Vehicle Oriented Uses																			
Commercial Vehicle, Construction Equipment & Trailers, Sales, Rental & Service																			
Drive- Through/Drive- In Facilities														P	P	P	P	C	
Mobile Home, Boat, Recreational Vehicle Sales, Rental & Service														C					
Motor Vehicle Fuel Sales, Minor														P	P	P	P		
Motor Vehicle Fuel Sales, Major														C ¹³	C ¹³	C ¹³	C ¹³		
Motor Vehicle Parts & Accessory Stores														P	P	P	P		
Motor Vehicle Rental													C	P					
Motor Vehicle Sales, New														P			P		
Motor Vehicle Sales, Used														C					
Motor Vehicle Service & Repair, Minor													C	P	P	P	P	C	

Motor Vehicle Service & Repair, Major														C					
Off-Street Parking, Surface	C	C	C	C	C	C	C	C		P	P	P	C	P	P	P	P	C	C
Off-Street Parking, Structure												P		P	P	P	P	C	C
Recreational Vehicle Parks									C										
Personal Services Uses																			
Banks, Credit Unions and Savings & Loan Associations										C	C	P	C	P	P	P	P	P	C ⁵
Barber Shops, Hair Salons & Day Spas										P	P	P	P	P	P	P	P	P	P ⁵
Exercise, Fitness & Martial Arts Studios										P	P	P	P	P	P	P	P	P	P ⁵
Funeral Homes & Crematoriums										P	P	P		P			P	P	
Kennels														P ⁶			P ⁶		
Laundry & Cleaning Establishments, Retail													C	P	P	P	P		
Music & Dance Studios										P	P	P	P	P	P	P	P	P	P ⁵
Payday Loan, Title Loan & Check Cashing Services														P ¹¹			P ¹¹		
Pet Grooming & Pet Day Care														P	P	P	P	P	P ⁵
Repair-Oriented Services														P	P	P	P	P	C ⁵
Tattoo Parlors & Body Art Establishments													C	P	P	P	P		
Tax Preparation Services, Retail														P	P				
Veterinary Clinics &										P				P	P	P	P		

Animal Hospitals																			
All Other Personal Services Uses, Not Specified, Indoors													P	P	P	P	P	P	P ⁵
Retail Sales Uses																			
Accessory Retail to a Permitted Principal Use within I-2 Zoning Districts																			
Antique Shops & Consignment Boutiques													P	P	P	P	P	P	P ⁵
Artisan-Oriented Retail													P	P				P	P
Big Box Retail														C			P	P	
Building Materials Sales, Retail, Level I														P			P	P	C
Building Materials Sales, Retail, Level II																			
Convenience Stores														P	P	P	P		
Dark Stores																			
Department Stores																	P	P	P ⁵
Dollar Stores & Variety Stores														P	P	P	P	C	
Drug Stores & Pharmacies											P	P	P	P	P	P	P	P	P ⁵
Firearms Sales & Indoor Gun Ranges														P	C	P	P		
Grocery Stores													P	P	P	P	P	P	C ⁵
Liquor Stores														P	P	P	P	C	C ⁵
Medical Marijuana Dispensing Facilities											P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ^{5,9}
Micro-Breweries, Micro-Wineries & Micro-Distilleries														C				C	C ⁵

Neighborhood Convenience Centers			C	C	C	C	C	C		C	C								
Office Support Retail & Services Uses											P	P	P	P	P	P	P	P	P ⁵
Outdoor Sales, New & Used, as a Principal Use														P					
Pawn Shops														P ¹¹		P ¹¹	P ¹¹		
Plant Nurseries & Greenhouses														P					
Rent-To-Own Stores														P ¹¹					
Shopping Centers, Neighborhood														P ¹²	P	P	P	P	C
Shopping Centers, Community																P	P		
Shopping Centers, Regional																	P		
Thrift & Secondhand Stores														P					
Tobacco & Vape Shops														P	P	P	P	C	C ⁵
All Other Retail Sales Uses, Not Specified, Indoors													P	P	P	P	P	P	P ⁵
Recreation & Entertainment Uses																			
Adult (Regulated) Uses																	C	C	
Adult Game Arcades														C		C	C	C	C ⁵
Bars, Lounges and Related Entertainment Uses												C		P		P	P		
Bars, Lounges and Related Entertainment Uses located within building containing at least 50,000 sq.																		P	P ⁸

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																		C	C ⁵
Commercial Recreation, Indoors														P	P	P	P	P	C ⁵
Commercial Recreation, Outdoors														C		C	C		
Marine Uses	C	C	C	C	C	C	C	C	C					P		P			
Restaurant Uses																			
Carry Out/Delivery												P	P	P	P	P	P	P	P ⁵
Food Trucks														P		P		C	
Food Truck Courts														C					
Ghost Kitchens																			
Restaurants, Low Turn-Over												P	P	P	P	P	P	P	P ⁵
Restaurants, High Turn-Over												P	C	P	P	P	P	P	P ⁵
Restaurants, Very High Turn-Over														P	P	P	P	C	
Industrial																			
Industrial-Type Service Uses																			
Catering Establishments														P				P	P
Industrial-type Service Establishments, Level I																			

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																		C	C ⁵
Commercial Recreation, Indoors														P	P	P	P	P	C ⁵
Commercial Recreation, Outdoors														C		C	C		
Marine Uses	C	C	C	C	C	C	C	C	C					P		P			
Restaurant Uses																			
Carry Out/Delivery												P	P	P	P	P	P	P	P ⁵
Food Trucks														P		P		C	
Food Truck Courts														C					
Ghost Kitchens																			
Restaurants, Low Turn-Over												P	P	P	P	P	P	P	P ⁵
Restaurants, High Turn-Over												P	C	P	P	P	P	P	P ⁵
Restaurants, Very High Turn-Over														P	P	P	P	C	
Industrial																			
Industrial-Type Service Uses																			
Catering Establishments														P				P	P
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													C					
Outdoor Storage of Boats, Motor Home and Trailers as a Principal Uses																		
Outdoor Storage of Medium-Duty and Heavy-Duty Trucks, Semi-Trailers, Multi-Trailers, and Construction Equipment, Tools and Vehicles as a Principal Use																		
Pest Control Services																		
Recycling Collection Centers													P		P	P		
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, Level I																			
Scrap, Waste and Reclaimed Materials Trade, Level II																			
Warehousing & Wholesale Trade Uses																			
Mini-Warehousing & Storage														P					
Warehousing & Motor Freight Transportation Uses, Level I																			
Warehousing & Motor Freight Transportation Uses, Level II																			
Warehousing & Motor Freight Transportation Uses, Level III																			
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 ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷
Colleges, Junior Colleges, Universities & Seminaries	C	C	C	C	C	C	C	C				P		P		P	P	P	P
Community Gardens	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
Day Care Center	C	C	C	C	C	C	C	C		C	P	P	P	P	P	P	P	P	P

Accessory to a House of Worship																			
Day Care Centers/Adult					C	C	C	C	C	C	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
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																			
Level II																			
Vocational Training for Activities Permitted in the District where Located										P	P	P	P	P	P	P	P	P	P
Healthcare & Social Services																			
Blood Banks & Plasma Collection Facilities											P	P		P					
Group Homes, Level I					C	C	C	C		C	C	C	P		C	C		P	P
Group Homes, Level II						C	C	C		C	C	C	P		C	C		P	P
Group Homes, Level III								C				C	P			C		P	P

Hospitals & Emergency Rooms											C	P		C				P	
Institutional Residential, Level I						C	C	C		C	C	C	C		C	C			
Institutional Residential, Level II						C	C	C		C	C	C	C		C	C			
Institutional Residential, Level III												C	C			C			
Nursing Homes						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																			
Broadcast & Transmission Towers	C	C	C	C	C	C	C	C		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
Ground-Mounted Personal Wireless Service Facilities	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P		
Railroad Marshalling Yards																			
Solar Power Generation Facilities																			
Transit Storage & Maintenance Facilities																			
Transit Terminals														P			P	C	

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
Utility & Essential Service Facilities, Level II	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Utility & Essential Service Facilities, Level III																				
Agricultural, Forestry & Mining Uses																				
Agricultural Production, Crops, Level I																				
Agricultural Production, Crops, Level II	See Table 2.3-3																			
Agricultural Production, Livestock, Level I																				
Agricultural Production, Livestock, Level II																				
Agricultural Services																				

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.

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- 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.
- ¹⁵ Subject to LDDA approval and Compatibility Review by the Planning & Zoning Board.
- (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. 5792, § 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; Ord. No 6049, § 2(Att. A), 9-16-24)

Table 2.3-2: Permitted Accessory Uses

Table 2.3-2: Permitted Accessory Uses																					
USES	RESIDENTIAL DISTRICTS									OFFICE DISTRICTS			COMMERCIAL DISTRICTS								INDU 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-7 ^{2,4}	I-1	
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	
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	
Any use typically incidental to a principal use permitted as a conditional use when	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

conducted as an Accessory to such a principal use																				
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 Facilities ⁴																				
Level I & I	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
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 units ¹	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
Secondary Dwelling Unit accessory to single-family detached	P	P	P	P	P	P	P	P		P										

dwelling units ²																				
Structure-Mounted Personal Wireless Service Facilities ³	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 Facilities ³	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)

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'