

Primary Zoning Use and Structure Table 1 P= Permitted Use A= Allowed primary use in a PD district if approved as part of a PD Plan SE = Special exception Blank cell= primary use is prohibited														
Primary Uses	A-1	R-1A	R-1	R-2	R-3	RNC	C-1	C-2	I-1	I-2	MUC	MUTC	PD	USE SPECIFIC STANDARDS
RESIDENTIAL USES														
Accessory Dwelling Unit	SE	SE	SE	P	P	P					P	P	A	See 3.2.3.A.1
Bed and Breakfast		SE	SE	SE	SE	SE	P	P			P	P		See 3.2.3.A.2
Group Living				SE	SE	SE	SE	SE			SE	SE	A	See 3.2.3.A.3
Mixed-use dwelling (Live/Work/Store)						P	P	P			P	P	A	See 3.2.3.A.44.2.3 .A.3
Mobile Home Park														
Multiple-Family					P						P	P	A	
Single-Family Dwelling	P	P	P	P	P	P					P	P	A	
Townhouse					P	P					P	P	A	
Two-Family Dwelling/Duplex				P	P	P						P	A	
COMMERCIAL USES														
Business and Professional Office							P	P	P	P	P	P	A	
Childcare facility							P	P			P	P	A	See 3.2.3.A.1.1
Clinic							P	P				P	A	
Drive-Through Facilities													A	
Dry cleaning (Pick-up, Drop-off)							P	P			P	P		
Funeral Homes							P	P	P	P			A	
Gasoline Service Station														
Hospital/Medical Center							P	P	P	P				
Hotel/ Motel							P	P	P	P	P	P	A	
Indoor Commercial Recreation							P	P	P	P	P	SE	A	
Live/work/Store (mixed use)							P	P			P	P	A	
Places of Public Assembly							P	P			P	P	A	See 3.2.3.A.1.3
Pub/Tavern/Bar							SE				SE	SE	A	See 3.2.3.A.1.4
Restaurant (with or without beer and/or wine)							P	P			P	P	A	
Restaurant (with on-premise consumption of Liquor)							SE				SE	SE	A	See 3.2.3.A.1.5

Primary Zoning Uses and Structures	A-1	R- 1A	R-1	R-2	R-3	RNC	C-1	C-2	I-1	I-2	MUC	MUTC	PD	USE SPECIFIC STANDARDS
Retail Sales & Services (Indoor Only)						P	P	P	P	P	P	P	A	
Vehicle sales (new)														
Vehicle sales (used)														
Vehicle rental														
Vehicle repair – minor														
Vehicular repair – major (indoor only)														
Vehicle storage facility														
Vehicle parking, commercial							P	P	P	P	P	P	A	Sec 3.2.3.A.1.6
Vehicle wash and detailing														
INDUSTRIAL USES														
Consolidated Storage									P	P				See 3.2.3.A.1.
Laundry & Dry- Cleaning Plant									P	P				
Manufacturing – Indoor Only									P	P				
Telecommunication Towers and Service Facilities									SE	SE				See 3.2.3.A.1.2
Warehouse/Indoor Storage									P	P				
Wholesale, Construction and Light Industrial – Indoor Only									P	P				
PUBLIC AND SEMI PUBLIC USES														
College or University							P	P					A	
Libraries, Cultural Facilities		P	P	P	P	P	P	P			P	P	A	
Educational facilities – Elementary and Secondary)											P	P		
Government Owned facility							P	P			P	P	A	
Hospital														
Parks -and recreation	P	P	P	P	P	P	P	P			P	P	A	
Post Office				P	P	P	P	P			P	P		
Public Service or Utility, general and essential	P	P	P	P	P	P	P	P	P	P	P	P	A	

Primary Zoning Uses and Structures	A-1	R-1A	R-1	R-2	R-3	RNC	C-1	C-2	I-1	I-2	MUC	MUTC	PD	USE SPECIFIC STANDARDS
Telecommunication Towers and Service Facilities									SE	SE				See 3.2.3.A.1.2
Vocational or Trade School							P	P	P	P			A	
AGRICULTURE USES														
Agriculture	P													
Cemetery	SE													
Community Garden					P	P					P	P		See 3.2.3.A.1.1
Farmer's Market							P	P	P	P	P	P		See 3.2.3.A.1.2
Limited Agriculture	P	P	P	P	P	P					P	P		

3.2.1.4 Standards for Specific Primary Uses

A. RESIDENTIAL

1. Accessory Dwelling Unit (ADU)

- Zoning District. A single-family dwelling shall exist on the lot or will be constructed in conjunction with the ADU. The ADU is treated as a second principal use on the lot.
- Location. The ADU may be attached to or detached from the principal dwelling as required in the applicable design district.
- Size shall be determined by the applicable design district.

2. Bed and Breakfast

Application may be made to the Town of Oakland for a "Bed and Breakfast" establishment as a Special Exception as set forth in Table 1, Principal Use Table, set for above. Such applications are subject to the regular Special Exception process, and shall conform to the following

Building Size(Gross floor Area)	Max. Guest Rooms
1,200-1,800 sq. ft	1
1,801-2,400 sq.ft.	2
2,401-3,000 sq.ft.	3
3,001-3,600 sq.ft.	4
over 3,600 sq.ft.	5

- Area. The maximum number of rooms for guests shall be as follows:
- Length of visit. Rentals will be on a transient basis in compliance with Chapter 509, Florida Statutes.
- Cooking facilities. Cooking facilities shall be approved and licensed by the Florida Department of Business and Professional Regulation, Division of Hotels and Restaurants, or applicable State agency.