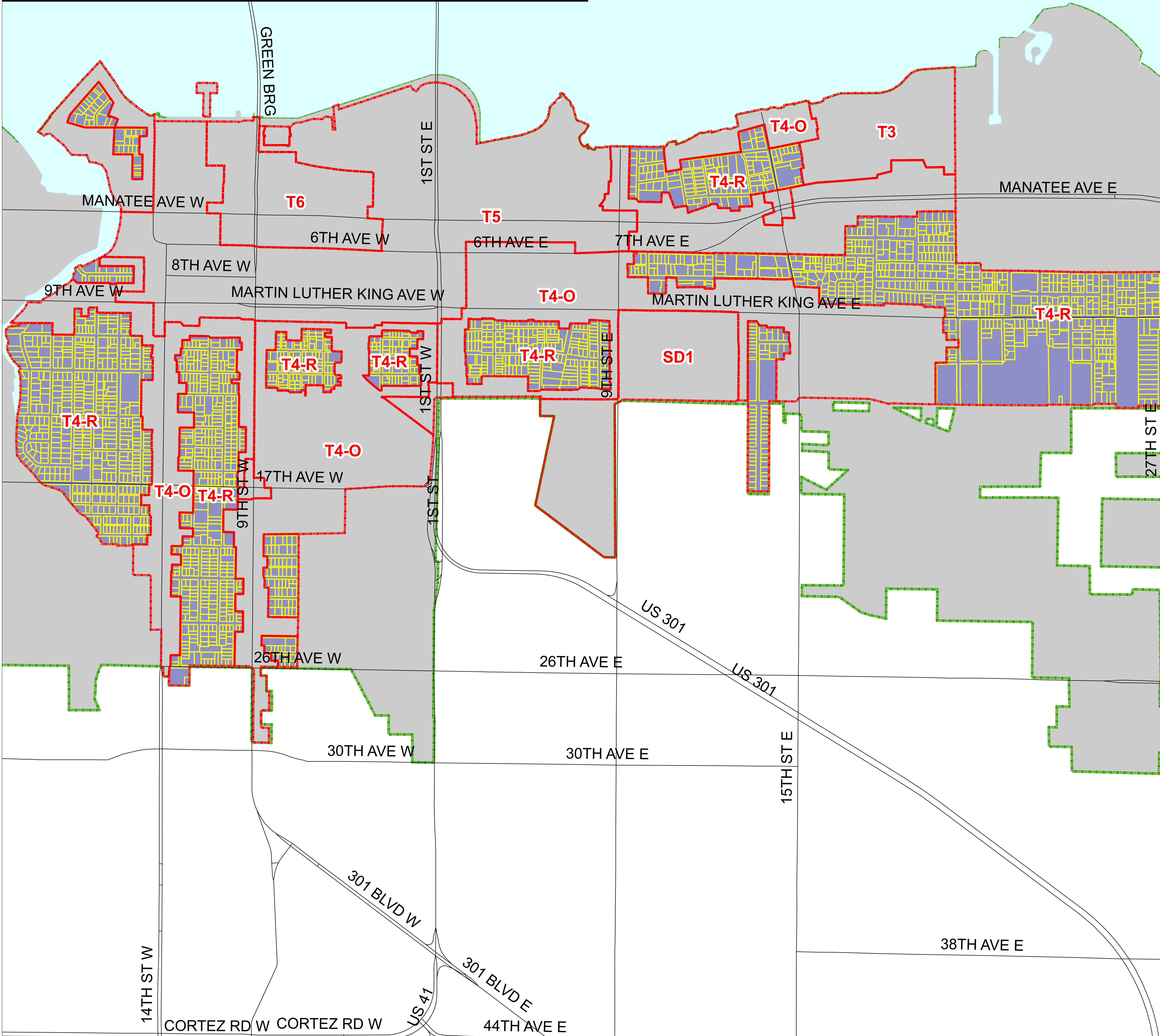


Manatee River



# T4-R GENERAL URBAN RESTRICTED

T-4 General Urban Restricted Zone consists of a mixed use, but primarily residential urban fabric. The intent of this zone is to provide a variety of housing choices, in small-to-medium-footprint, medium-density building types, which reinforce the walkable nature of the neighborhood.

## PERMITTED USES

- Accessory Unit
- Bed & Breakfast (up to 6 rooms)
- Fountain or Public Art
- Greenhouse < 200 sq. ft.
- Library
- Live-Work Unit
- Medical Clinic
- Multi-Family
- Playground
- School Dormitory
- Single Family Attached
- Single Family Detached
- Single Family Semi-Detached
- Surface Parking Lot
- Veterinary Clinic

## SPECIAL USES

- o Boarding House
- o Cemetery
- o Childcare Center\*
- o Club
- o Educational
- o Electric Substation
- o Fire Station
- o Inn (up to 10 rooms)
- o Marina
- o Police Station
- o Religious Assembly\*
- o Schools, Public & Private\*
- o Special Events

\*See Table 4.7 of Form Based Code for additional requirements.

## DEVELOPMENT STANDARDS

Building Height:  
 Principal Building - 2.5 stories max.  
 (Eligible Height Bonus - 3.5 stories)\*  
 Outbuilding - 2.5 stories max.

Setbacks - Principal Building:  
 Front Principal - 8 ft. min. 22 ft. max.  
 Front Secondary - 8 ft. min. 22 ft. max.  
 Side - 0 ft. min./5 ft. min  
 Rear - 5 ft. min. or 15 ft. from centerline of alley

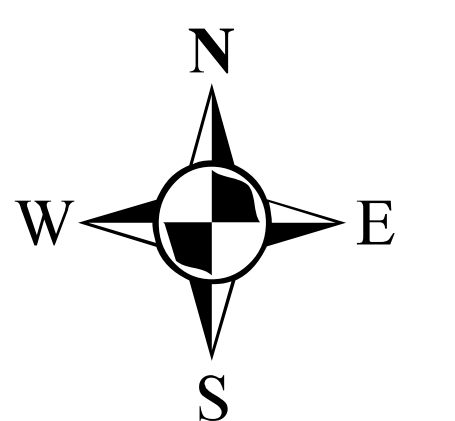
Lot Width: 18 ft. min.  
 Lot Coverage: 70% max

Parking:  
 Residential - 1.0 spaces per dwelling unit  
 Lodging - 0.5 space per guest unit  
 Office - 1.0 space per 500 sq. ft. of floor area  
 Retail - 1.0 space per 500 sq. ft. of floor area

\*See page 4.28 of Form-Based Code for T4-R information.

## Legend

- Form Based Code Area
- Parcels
- General Urban Restricted (T4-R) 0.15
- City Limits



Miles  
 0.15 0.3 0.6

This map was developed by the Department of Planning and Community Development with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change and is not warranted in any way.



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