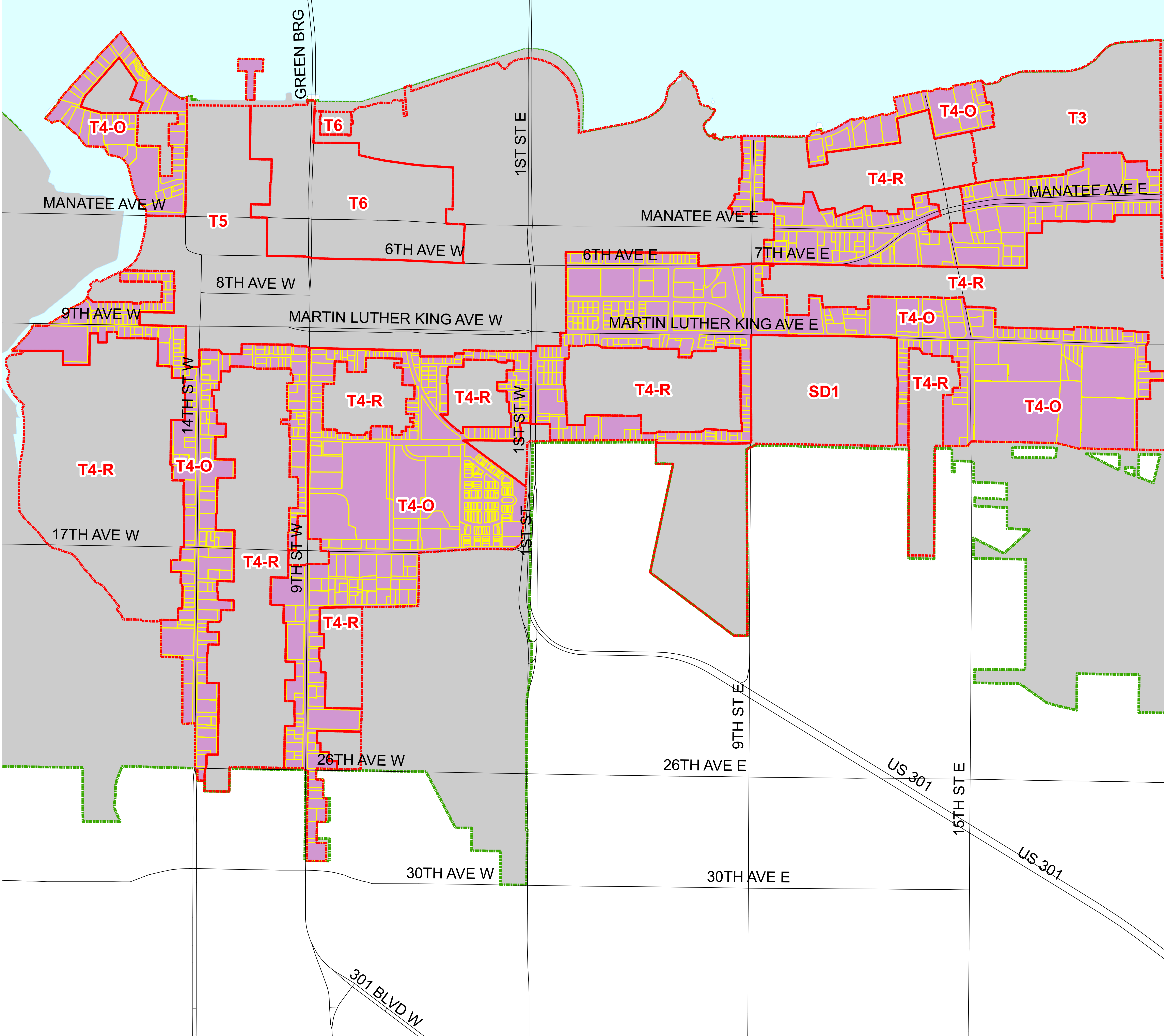


Manatee River



T4-O GENERAL URBAN OPEN

T4-O General Urban Open Zone consists of mixed uses, providing a variety of housing choices, but also allows office and neighborhood-serving commercial uses.

PERMITTED USES

- Accessory Unit
- Bed & Breakfast (up to 6 rooms)
- Business Training Schools
- Cafe/Sidewalk Cafe <20 seats*
- Display Gallery
- Fire Station
- Fountain or Public Art
- Greenhouse < 200 sq. ft.
- Kiosk
- Library
- Live Theater
- Live-Work Unit
- Medical Clinic
- Movie Theater
- Multi-Family
- Office Building
- Parking Lot/Garage
- Playground
- Police Station
- Restaurant
- Retail Building
- School Dormitory
- Single Family Attached
- Single Family Detached
- Single Family Semi-Detached
- Surface Parking Lot
- Veterinary Clinic

SPECIAL USES

- o Automotive Specialty
- o Boarding House
- o Cemetery
- o Childcare Center*
- o Club
- o College
- o Cultural
- o Drive - Through Facility
- o Educational
- o Electric Substation
- o Funeral Home
- o Indoor Amusement Center
- o Inn (up to 10 rooms)
- o Laboratory Facility
- o Lounge
- o Marina
- o Mini-Storage
- o Museum
- o Outdoor Amusement Center
- o Outdoor Auditorium
- o Passenger Terminal
- o Religious Assembly*
- o Schools, Public & Private*
- o Service Station/Repair
- o Special Events
- o Sports Stadium
- o Wireless Transmitter

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

DEVELOPMENT STANDARDS

Building Height:
 Principal Building - 3 stories max. 1 min.
 Outbuilding - 2 stories max.

Setbacks - Principal Building:
 Front Principal - 4 ft. min. 12 ft. max.
 Front Secondary - 4 ft. min. 12 ft. max.
 Side - 0 ft. min.
 Rear - 3 ft. min. or 15 ft. from centerline of alley

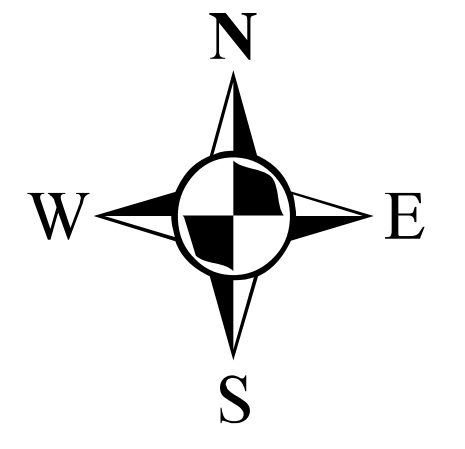
Lot Width: 16 ft. min.
 Lot Coverage: 70% max

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

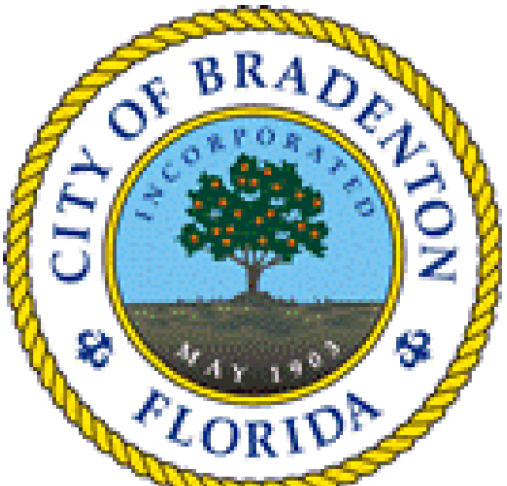
See page 4.29 of Form-Based Code for T4-O information.

Legend

- Form Based Code Area
- Parcels
- General Urban Open (T4-O)
- City Limits



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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