

**TABLE 5-1  
PERMITTED USE REGULATIONS**

"p" = Permitted Use in that Zoning District .....Refer to Table 5-2 for setbacks and other  
 "s" = Special Exception in that Zoning District (requires advertised public hearings) .....development requirements.  
 "-" = This Use is not permitted in this Zoning District

USE	A-1	A-2	RCE-1 RCE-2	R-1A R-1	R-1AAA R-1AA	R-2	R-3	RT-1	PS	C-1	C-2	C-3	I-1	I-2
<b>AGRICULTURAL USES</b>														
Agriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Agricultural Processing	P	P	P	P	P	P	P	P	P	-	-	-	-	-
<b>RESIDENTIAL USES</b>														
Adult Congregate Living Facility (ACLIF)	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Community Residential Home, Major	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Community Residential Home, Minor	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Dwelling, Single-Family	P	P	P	P	P	P	P	-	-	S	-	-	-	-
Dwelling, Two-Family	P	-	-	-	-	P	P	-	-	-	-	-	-	-
Dwelling, Multi-family	-	-	-	-	-	-	P	-	-	-	-	-	-	-
Dwelling, Mobile Home	P	-	-	-	-	-	-	P	-	-	-	-	-	-
Mixed-Use Development (Mixed-use development will be allowed by PUD and special use districts adhering to the requirements specified in Article IV)	-	-	-	-	-	-	-	-	S	S	S	S	S	-
Mobile Home Development	-	-	-	-	-	-	-	P	-	-	-	-	-	-
Nursing Home	-	S	S	-	-	-	S	-	-	-	P	P	P	-
<b>COMMERCIAL USES</b>														
Adult Entertainment Establishments	-	-	-	-	-	-	-	-	-	-	-	S	-	-
Appliance Store	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Automotive Body Repair	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Automobile Parking Lot	-	-	-	-	-	-	-	-	-	-	P	P	P	P

USE	A-1	A-2	RCE-1 RCE-2	R-1A R-1	R-1AAA R-1AA	R-2	R-3	RT-1	PS	C-1	C-2	C-3	I-1	I-2
Automobile Repair	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Automobile Sales (New and Used)	-	-	-	-	-	-	-	-	-	-	S	P	P	-
Automobile Service Station	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Automotive Wrecking or Salvage Yards	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Bar (associated with restaurant seating 45 people)	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Bars and Cocktail Lounges	-	-	-	-	-	-	-	-	-	-	S*	P	P	-
Boat Sales and Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Bus Terminal	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Car Wash	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Clinic, Dental or Medical	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Commercial, Convenience	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Commercial, Convenience with Gas Sales	-	-	-	-	-	-	-	-	-	-	S	P	P	P
Commercial, Retail	-	-	-	-	-	-	-	-	-	-	P	P	P	S
Department Store	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Drive In Restaurant (Boundaries of tract of land area no less than 200 feet from any residence)	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Equipment Sales	-	-	-	-	-	-	-	-	-	S	P	P	P	P
Funeral Parlor	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Furniture Repair and Upholstery	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Furniture Store	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Gallery/ Museum	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Gas Station	-	-	-	-	-	-	-	-	-	-	S	P	P	-
Grocery Store/ Supermarket	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Heating and Air Conditioning Sales and Service with outside storage	-	-	-	-	-	-	-	-	-	-	-	P	P	-

USE	A-1	A-2	RCE-1 RCE-2	R-1A R-1	R- 1AAA R-1AA	R-2	R-3	RT-1	PS	C-1	C-2	C-3	I-1	I-2
Heating, Ventilating, Plumbing Supplies, Sales, & Service	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Hospital	-	S	S	-	-	-	-	-	-	-	P	P	P	-
Hotel or Motel	-	-	-	-	-	-	-	-	-	-	S	P	P	-
Interior Decorating Store	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Live Entertainment Establishment	-	-	-	-	-	-	-	-	-	-	-	S	-	-
Liquor Store, No on-premise consumption	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Miniature Golf Course/ Driving Range	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Mobile Home and Travel Trailer Sales	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Monument Sales	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Motor Vehicle Wholesale	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Movie Theater	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Music, Radio, TV Shop	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Nursery/ Garden Supply Store	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Pre-Fabricated House Sales	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Printing, Book Binding, Lithograph, and Publishing Plants	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Professional Offices	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Radio Broadcasting and TV Stations, Studios, & Offices	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	S	S	S
Restaurant	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Sign Painting Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Storage Warehouse	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Veterinary Hospitals and Kennels when confined within structure	-	-	-	-	-	-	-	-	-	-	-	P	P	-

USE	A-1	A-2	RCE-1 RCE-2	R-1A R-1	R- 1AAA R-1AA	R-2	R-3	RT-1	PS	C-1	C-2	C-3	I-1	I-2
<b>INDUSTRIAL USES</b>														
Borrow Pits	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Industrial Park	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Industrial, Light	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Truck Stop	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Warehousing/ Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	P
<b>PUBLIC AND SEMI-PUBLIC USES</b>														
Child Care Facilities	-	-	-	-	-	S	S	-	-	S	S	S	S	S
Church	P	P	P	S	S	S	S	S	-	S	S	S	S	-
Club or Community Use	-	-	-	-	-	-	S	-	S	S	S	S	-	-
Conservation Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Golf Course/ Country Club	P	P	P	P	P	P	P	-	-	-	P	P	P	P
Public Service or Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Public Service, Essential	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation Facility, Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Recreation Facility, Neighborhood	P	P	P	S	S	S	S	S	S	S	S	S	S	S
School	P	P	P	S	S	S	S	S	S	S	S	S	S	-
Telecommunications Service Facilities														

• Bars and Cocktail Lounges are permitted by Special Exception in the C-2 zoning district, except as otherwise specifically permitted by separate ordinance or elsewhere in the Code.

**TABLE 5-2  
MINIMUM ZONING DESCRIPTIONS ON PERMITTED USES**

MINIMUM ZONING DESCRIPTIONS										
USE/ACTIVITY	MINIMUM LOT SIZE	MINIMUM FRONT BUILDING SETBACK	MINIMUM SIDE BUILDING SETBACK	MINIMUM REAR BUILDING SETBACK	MINIMUM LOT WIDTH	MAXIMUM BUILDING COVERAGE	MAXIMUM IMPERVIOUS SURFACE	MAXIMUM BUILDING HEIGHT	MINIMUM LIVING AREA	
<b>AGRICULTURAL USES</b>										
A-1, General Agriculture	1 ACRE	35 FT	15 FT	50 FT	150 FT	40%	50%	35 FT	1,000 SF	
A-2, Suburban	1/2 ACRE	35 FT	15 FT	40 FT	125 FT	40%	50%	35 FT	1,000 SF	
<b>RESIDENTIAL USES</b>										
RCE-1	1/2 ACRE	35 FT	15 FT	40 FT	150 FT	40%	50%	35 FT	1,800 SF	
RCE-2	1 ACRE	35 FT	15 FT	40 FT	125 FT	40%	50%	35 FT	2,000 SF	
R-1, Single Family	7,000 SF	25 FT	7.5 FT	25 FT	70 FT	40%	50%	35 FT	1,000 SF	
R-1A, Single Family	8,000 SF	25 FT	7.5 FT	25 FT	70 FT	40%	50%	35 FT	1,200 SF	
R-1AA, Single Family	9,000 SF	25 FT	7.5 FT	30 FT	75 FT	35%	50%	35 FT	1,400 SF	
R-1AAA, Single Family	10,000 SF	30 FT	7.5 FT	35 FT	85 FT	35%	50%	35 FT	1,600 SF	
R-2, Single Family	7,000 SF	25 FT	6 FT	25 FT	70 FT	40%	50%	35 FT	1,000 SF	
R-2, Two Family	7,500 SF	25 FT	6 FT	25 FT	75 FT	55%	70%	35 FT	650 SF	
R-3, Single Family	7,000 SF	25 FT	7.5 FT	25 FT	70 FT	40%	50%	35 FT	1,000 SF	
R-3, Duplexes	7,500 SF	25 FT	7.5 FT	25 FT	75 FT	40%	70%	35 FT	650 SF per unit	
R-3, Three/Four Family	10,000 SF	25 FT	10 FT	30 FT	85 FT	40%	70%	35 FT	650 SF per unit + 200 SF each bedroom over two	
R-3, 5 or More Family (1-2 stories)	10,000 SF + 4,000 SF per DU in excess of 4/2	25 FT	10 FT	30 FT	85 FT	40%	70%	35 FT	650 SF per unit + 200 SF each bedroom over two	
R-3, 5 or More Family (3 or more stories)	10,000 SF + 2,500 SF per DU in excess of 4/3	35 FT	10 FT	40 FT	85 FT	30%	70%	35 FT (2)	650 SF per unit + 200 SF each bedroom over two	
RT-1, Mobile Home Subdivision	7,000 SF	20 FT	7.5 FT	20 FT	-	40%	50%	35 FT	-	

**TABLE 5-2  
MINIMUM ZONING DESCRIPTIONS ON PERMITTED USES**

USE/ACTIVITY	MINIMUM ZONING DESCRIPTIONS									
	MINIMUM LOT SIZE	MINIMUM FRONT BUILDING SETBACK	MINIMUM SIDE BUILDING SETBACK	MINIMUM REAR BUILDING SETBACK	MINIMUM LOT WIDTH	MAXIMUM BUILDING COVERAGE	MAXIMUM IMPERVIOUS SURFACE	MAXIMUM BUILDING HEIGHT	MINIMUM LIVING AREA	
<b>COMMERCIAL USES *</b>										
PS, Professional Offices and Services	1 ACRE	25 FT	10 FT	25 FT	150 FT	50%	70%	35 FT	-	
C-1, Single Family	1 ACRE	25 FT	6 FT	25 FT	150 FT	40%	50%	45 FT	-	
C-1, Neighborhood Shopping	1 ACRE	25 FT	25 FT when required	20 FT	150 FT	30%	70%	35 FT	-	
C-2, Community Commercial	1 ACRE	25 FT	10 FT	20 FT	150 FT	30%	70%	45 FT	-	
C-3, General Commercial	1 ACRE	25 FT	10 FT	20 FT	150 FT	30%	70%	45 FT	-	
<b>INDUSTRIAL USES *</b>										
I-1, Light Manufacturing and Warehousing	-	35 FT	**10/20 FT	10 FT	150 FT	30%	70%	35 FT	-	
I-2, Heavy Industrial	-	35 FT	**10/20 FT	10 FT	150 FT	50%	70%	35 FT	-	
<b>PUD, PLANNED UNIT DEVELOPMENT</b>										
See Article IV for Requirements.										

\* Retail stores and shops and personal service establishments which do not exceed 14,000 square feet of gross floor area and which supply the regular and customary needs of the residents of the neighborhood and which are primarily for their convenience.

\*\* Side yards. No building or open storage shall be located closer than 10 feet to one side lot line and 20 feet to the other side lot line unless a special exception is granted by the City Commission.

\* All professional offices, service, commercial, and industrial buildings require the following setbacks: Local Roads: 25 feet; Secondary Roads: 35 feet; Primary Roads: 50 feet; Expressways: 75 feet. In addition, 15-foot buffer for low-rise (2-stories or less) office or multi-family uses adjacent to single-family uses; 25-foot buffer with berms/walls/landscaping for retail commercial or high-rise (over 2 stories) office adjacent to any residential use; 50-foot buffer with berms/walls/fences/landscaping for any industrial use and any residential use.