

2.3.0. - Allowable uses.

2.3.1. *Table of allowable uses.* The following uses are allowable, subject to the standards, regulations, and criteria of this Code and the Longwood Comprehensive Plan, and may be further restricted by the planning districts in the Longwood Design Guidebook. All uses, unless exempted specifically or by supplemental standards or definition, must be contained within a principal structure. A principal structure may not be a tent, trailer, canopy, shed, tent, or similar structure. The use table is intended to apply to new development or changes of use that create impacts that are not supported by the site:

A = allowable, subject to the standards, regulations and criteria of this Code.

S = allowable, subject to the standards, regulations, and criteria of this Code and supplemental standards of [section 5.4.0](#), pertaining to the specific use. Where a use is subject to supplemental standards, the specific section is included in parentheses.

C = subject to a Conditional Use Permit

PD = subject to planned development approval

\* = Uses allowed only as an accessory use

o = Allowed only in multi-unit centers

■ = Prohibited on properties adjacent to CR 427 south of SR 434

△ = Prohibited on properties adjacent to SR 434 and CR 427

◆ = Prohibited on properties adjacent to CR 427 south of SR 434 (except as developed with superior architectural design which exceeds standard LDC requirements as well as superior streetscaping and landscaping)

Uses:	Districts							
	Low Density Residential	Medium Density Residential (MDR-7)	Medium Density Residential (MDR-15)	Neighborhood Commercial Mixed-Use	Infill and Mixed-Use	Industrial	Public/Institutional	Conservation
Adult entertainment establishments (5.4.5)						S		
Amphitheatre				C	C		A	
Bake shop (retail sales with limited on-site production)			C	A	A	A		
Bakery (production)					A	A		
Bars, cocktail lounge, tavern or saloon				A	A			

Bed and breakfast establishment (5.4.4)		S	S	S	S			
Body shop (5.4.3)					S $\Delta$	S		
Carwash (freestanding)					C $\blacksquare$			
Cemetery					A		A	
Civic facilities (museum, library, and similar)	C	C	C	A	A		A	
Commercial indoor recreation facilities and gyms				A	A	A		
Commercial outdoor recreation facilities					C	C		
Community centers				A	A		A	
Community garden (5.4.16)	C	C	C	C	C		C	C
Community residential homes (5.4.8)	S	S	S	S				
Convenience stores with gasoline sales				C	A $\blacksquare$	A $\blacksquare$		
Convenience Stores without gasoline sales				C	A	A		

Crematorium (5.4.18)					S *	S *		
Day care and pre-school facilities	S	S	S	A	A			
Dog kennels without outdoor runs (5.4.1)			C	A	A	A		
Dog kennels with outdoor runs (5.4.1)					S	S		
Duplexes (2.3.5)			S	S	S			
Fast-food restaurants (with drive-thru)					A♦			
Fast food (no drive-thru)					A	A *		
Financial institutions (no drive-thru)			C	A	A			
Financial institutions (with drive-thru)					A■			
Funeral home				A	A			
General offices, including government offices, and excluding medical			C	A	A	A	A	

Government services, such as public works yard, utility facilities, emergency services facility, substations, etc.						A	A	
Grocery Store, Large (Over 20k SF)				A	A	A		
Group homes	S	S	S	S	S			
Hospitals (5.4.7)					S		S	
Hotels and motels				A	A			
Large-scale discount stores					A■			
Light repair (indoor)				A	A	A		
Lodges or clubs (private)				A	A			
Manufacturing, processing, assembly, or fabrication (indoor)					A	A		
Manufacturing, processing, assembly, or fabrication with outdoor storage or activity						A		
Massage therapy establishments per F.S. ch. 480 (5.4.13)					S	S		

Medical/dental offices and clinics				A	A	A		
Mini-storage facilities						A		
Multifamily dwellings			A	A	A	A*		
Nursery, plant (5.4.15)					C	A		
Neighborhood community facilities	A	A	A	A	A			
Nursing and convalescent care facilities (5.4.6)					S		S	
Outdoor recreation facilities (active)				A	A		A	A
Outdoor storage (5.4.11)					S	S		
Package store (alcoholic beverage sales)				C	A			
Pain management clinics (5.4.19)						S		
Parking, structured with liner buildings				C	C	C	C	
Passive recreation facilities	A	A	A	A	A	A	A	A
Pawn shop						A o		

Personal services				A	A	A		
Pharmacy					A	A		
Pharmacy (over 10,000 sq. ft.) (with drive-thru)					A	A♦		
Print shop (retail service for personal or business use, such as photocopy, blueprint, laser print, and similar reproduction services, etc.)				A	A	A		
Commercial printer (offset press, newspaper, book binding)						A		
Professional services			C	A	A	A		
Religious institutions (5.4.10)	C	C	C	S	S		S	
Research facilities					A	A		
Retail facilities (no drive-thru)			C	A	A	A		
Schools	C	C	C	A	A		A	
Security buildings/guard house	A	A	A	A	A	A	A	
Shopping centers				A	A			

Single-family dwellings	A	A	A					A
Sit-down restaurants				A	A	A		
Tattoo parlor						A o		
Theaters				A	A		A	
Trade/vocational schools					A	A		
Utility collection or distribution systems (cables, lines, pipes, pumping stations)	A	A	A	A	A	A	A	A
Vehicle rental facilities (cars, light trucks and vans) (5.4.3)					S	S		
Vehicle rental facilities (other) (5.4.3)						S		
Vehicle sales with/without accessory body shop (5.4.3)					SΔ	SΔ		
Vehicle service and repair (5.4.3)					S■	S		
Veterinary clinics (indoor),				C	A	A		
Warehousing (indoor storage)					A	A		
Warehousing (outdoor storage 5.4.11)					S	S		

Wholesale facilities					A	A		
Woodworks (cabinet makers and similar woodworking)					A	A		

(Ord. No. 11-1956, § 1, 3-7-2011; Ord. No. 11-1961, § 1, 5-16-2011; Ord. No. 11-1969, § 1, 8-15-2011; Ord. No. 11-1976, § 1, 11-21-2011; Ord. No. 12-1992, § 1, 9-4-2012; Ord. No. 12-1998, § 1, 11-19-2012; Ord. No. 13-2016, § 1, 11-18-2013; Ord. No. 14-2025, § 1, 5-5-2014; Ord. No. 14-2049, § 1, 4-20-2015; Ord. No. 15-2065, § 1, 8-17-2015; Ord. No. 16-2088, § 1, 6-20-2016; 16-2094, § 1, 11-7-2016; Ord. No. 16-2107, § 1, 2-6-2017; Ord. No. 17-2129, § 1, 12-18-2017; Ord. No. 18-2136, § 1, 6-18-2018)

*2.3.2. Location of public facilities.* Nothing in this section shall preclude necessary City of Longwood or other government facilities that provide essential services and serve direct needs of residents of the City of Longwood from locating within any future land use designation when such activity satisfies established criteria of the Comprehensive Plan and the city's Land Development Code.

(Ord. No. 15-2065, § 1, 8-17-2015)

*2.3.3. Accessory residential use in industrial.* Residential uses are limited to 40 percent of the square footage of the industrial use. No single family residential uses are allowed. Uses in this category shall not have access from local or residential streets.

*2.3.4. Uses not listed.* For uses that are not listed, the community development director may approve similar uses based upon an evaluation of projected impacts in terms of parking, trip generation, environmental impact, impact on city facilities, consistency with Comprehensive Plan and Development Code standards, and/or other pertinent factors. The community development director may condition such approval in order to mitigate such use's impact on city facilities and ensure compatibility with adjacent properties and consistency with the Comprehensive Plan and Development Code standards. Uses that are not listed in this table and are not determined to be similar in impact are considered prohibited in the City of Longwood.

(Ord. No. 08-1874, § 2, 10-20-2008; Ord. No. 10-1929, § 1, 9-27-2010; Ord. No. 11-1956, § 1, 3-7-2011; Ord. No. 11-1969, § 1, 8-15-2011; Ord. No. 16-2088, § 1, 6-20-2016; Ord. No. 18-2136, § 3, 6-18-2018)

*2.3.5. Duplexes.* Duplexes are allowed only when the proposed lot is an existing lot of record. A lot split that adjusts a property line for the purposes of a duplex may be allowed, however no other subdivision shall be allowed for the purposes of duplexes.

(Ord. No. 14-2049, § 1, 4-20-2015)