PORT MANATEE ENCOURAGEMENT ZONE
PDEZ-08-21 (Z)(G)(R2)

AREA C

Acreage - 254.7

Height, Bulk, Dimensional, & Landscape Requirements:

Zone C - Max. Height- 55 ft.
Min. Setbacks - 25'-F, 20'-S, 35'-R
FAR - .75 in IL
Roadway Buffer - 20 ft. per 603.21.6.1
20 ft. screening buffer along rear property line of 3 southern lots

The minimum landscape open space is 15%

USES IN IL

Agricultural Research Facilities
Short Term Agricultural Uses
Agricultural Products Processing
Plants
Agriculture
Farming Service Establishments
Industrial Service Establishment
Motor Vehicle Repair, Major (not allowed in C-1)
Office
Drive-Thru Eating Establishment
Farm Equipment and Supply Establishment
Service Station
Eating Establishment
Bank Drive Thru
Dry Cleaners, Pick-Up
Exterminating and Pest Control
Hotels
Printing, Medium
Printing, Heavy
Wholesale Trade Establishment
Light Manufacturing
Research and Development Activity
Antenna
Camouflaged Tower (150' Max.)
Gas Pumps
Guyed Tower
Lattice Tower (400' Max)
Monopole Towers
Post Offices
Public Community Use
Public Use Facility
Radio, TV, Communications, & Microwave Facilities
Utility Use
Outdoor Advertising Signs
Lumberyard
Outdoor Storage
Towing Service Establishment
Minor Earthmoving
Major Earthmoving
Passive Recreational Uses
Day Care Facilities (Accessory)
Bus RR Passenger Station
Helistop (not allowed in C-1)
Intermodal Terminal
Motor Freight Terminal
Motor Pool Facilities
Warehouse
Mini-warehouse

Construction services establishment
Building materials establishment
Motor vehicle sales, rental & leasing
School of special education
Neighborhood retail
Bank
Business services
Professional office

See zoning ordinance PDEZ-08-21 (Z)(G)(R2) for C-1 development conditions

EXISTING EZ PARCELS

NEW EZ PARCELS

EXISTING EZ PARCELS

NEW PARCELS

600700059 621910409
602400059 622116002
621910209 623600053
621910309 674600002
622410058 675210059
675820005

This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

Map Author: Paul H
Creation Date: 2/2011
Map Document Name: C:\PLANNING\John O\PDEZ Expansion

This area is designated as "A" in the Manatee County Port Encouragement Zone (PDEZ) plan.