

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

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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

600700059  
602400059  
621910209  
621910309  
622410058

NEW PARCELS

621910409  
622116002  
623600053  
674600002  
675210059  
675820005

