

EXHIBIT “B” – Chapter 4 – Zoning

401.2. Schedule of Uses.

Except as specifically provided in this Code, regulations governing the use of land, water and structures within the various districts in the unincorporated portion of Manatee County shall be as shown in Table 4-1 for agriculture and residential districts and Table 4-2 for non-residential districts.

Uses of land or structures not expressly listed in this Schedule of Permitted, Administrative and Special Permit Uses are prohibited and shall not be established in that district. Uses listed as Special Permit Uses (SP) or Administrative Permit (AP) Uses or subject to additional standards (section number listed in table) may be established in that district only after approval of an application in accord with the procedures and requirements in Chapter 3. Notwithstanding the development review requirements (P, AP, SP) noted in Tables 4-1 and 4-2 or any other provision of this Code, the development review procedures required pursuant to Section 345 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.

Whenever there is any uncertainty as to the classification of a use, the Department Director shall determine the classification, if any, within which the use falls, based on its characteristics and similarity to other uses in the district. If a use has characteristics similar to more than one classification, the use shall be construed as the classification having the most similar characteristics. In the event that a particular use is determined not to be within an allowed defined use, then the particular use shall be prohibited.

Table 4-1: Uses in Agriculture and Residential Districts

Land Use	See Sec #	CON	A	A-1	RSF	RSMH	RDD	RMF	VIL
Adult Day Care Center	—	X	P	P	P	P	P	P	X
Agricultural Research Facilities	—	X	P	P	X	X	X	X	P
Agricultural Uses	531.1	SP	P	P	AP	SP	SP	SP	P
Agricultural Products Processing Plants	531.1	X	AP	X	X	X	X	X	SP
Animal Products Processing Facility	531.1	X	SP	X	X	X	X	X	SP
Short Term Agricultural Uses	531.1	X	P	P	AP	AP	AP	AP	P
Stables or Equestrian Centers: Private	531.41	X	P	P	X	X	X	X	P
Stables or Equestrian Centers: Public	531.41	X	AP	AP	X	X	X	X	AP

Car Wash: Self-Service	531.10	X	X	X	X	X	X	X	AP
Cemetery: Human and Pet	531.11	X	SP	SP	SP	SP	SP	SP	AP
Child Care Center, Large	531.12	X	AP/SP	AP/SP	X	X	X	AP/SP	AP/SP
Child Care Center, Medium	531.12	X	AP/SP	AP/SP	X	X	X	AP/SP	AP/SP
Child Care Center, Small	531.12	X	AP/SP	AP/SP	AP/SP	X	AP/SP	AP/SP	AP
Child Care Center, (Accessory)	531.12	X	AP/SP	AP/SP	SP	X	AP/SP	AP/SP	AP
Churches/Places of Worship	531.13	X	AP/SP	AP/SP	AP/SP	AP/SP	AP/SP	AP/SP	AP
Civic, Social, and Fraternal Organizations/Clubs	531.14	X	AP	AP/SP	AP/SP	AP/SP	AP/SP	AP/SP	AP
Clinics	—	X	X	X	X	X	X	X	AP
Community Residential Homes	531.45	X	P	P	P	P	P	P	P
Correctional Facilities: Community	—	X	SP	X	X	X	X	X	X
Correctional Facilities: Major	—	X	SP	X	X	X	X	X	X
Cultural Facilities	531.15	X	AP	AP	SP	SP	SP	SP	SP
Drive-Through Establishments	531.16	X	X	X	X	X	X	X	AP
Earthmoving, Major	702	X	SP	SP	X	X	X	X	SP
Earthmoving, Minor	702	X	AP	AP	AP	AP	AP	AP	AP
Emergency Shelters	531.45	X	AP/SP	AP/SP	AP/SP	AP/SP	AP/SP	AP/SP	AP
Emergency Shelter Home	531.45	X	P	P	P	P	P	P	X
Environmental Education Facilities	—	AP	AP	AP	AP	X	AP	X	AP
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy	531.18	X	AP	SP	X	X	X	X	AP

Construction equipment	531.18	X	X	X	X	X	X	X	SP
Equipment Sales, rental and leasing, light	—	X	X	X	X	X	X	X	P
Family Day Care Home	—	X	P	P	P	P	P	P	P
Farming Service Establishments	531.18	X	AP	SP	X	X	X	X	AP
Farm Worker Housing	531.19	X	AP	SP	X	X	X	X	SP
Flea Markets: Enclosed	531.20	X	X	X	X	X	X	X	X
Flea Markets: Open	531.20	X	X	X	X	X	X	X	X
Food Catering Service Establishment	531.21	X	X	X	X	X	X	X	X
Funeral Chapel	531.22	X	AP	AP	SP	SP	SP	SP	AP
Funeral Home	531.22	X	SP	SP	SP	SP	SP	SP	SP
Game Preserve	—	AP	AP	SP	X	X	X	X	AP
Gas Pumps	531.51	X	X	X	X	X	X	X	AP
Group Housing	531.23	X	SP	SP	X	X	X	AP	SP
Hazardous Waste Transfer Facility	—	X	X	X	X	X	X	X	X
Heliport	—	X	X	X	X	X	X	X	X
Helistop	531.24	X	SP	X	X	X	X	X	SP
Hospital	—	X	X	X	X	X	X	X	X
Industrial, Heavy	531.25	X	X	X	X	X	X	X	X
Firework/Sparkler Manufacture	531.25	X	X	X	X	X	X	X	X
Industrial, Light	—	X	X	X	X	X	X	X	X
Intensive Services:	531.26								

Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	AP
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	X	X	X	X
Intensive Services: Printing, Heavy	—	X	X	X	X	X	X	X	X
Intensive Services: Industrial Service Establishment	531.26	X	X	X	X	X	X	X	AP
Intensive Services: Sign Painting Service	531.26	X	X	X	X	X	X	X	AP
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	X	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	X	X	X	X	X	X
Intermodal Terminal	—	X	X	X	X	X	X	X	X
Junkyards	531.27	X	X	X	X	X	X	X	X
Laboratories, Medical and Dental	—	X	X	X	X	X	X	X	AP
Lodging Places: Boarding House	531.28	X	X	X	X	X	X	AP	X
<u>Lodging Places: Boatel</u>	<u>531.28</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Lodging Places: Dormitories	531.28	X	X	X	X	X	X	AP	X
Lodging Places: Hospital Guest House	531.28	X	X	X	X	X	X	SP	X
Lodging Places: Hotel/motel	531.28	X	X	X	X	X	X	X	SP
Mining	531.30	X	X	X	X	X	X	X	X
Mini Warehouses, Self-storage	531.31	X	X	X	X	X	X	X	SP
Mobile Homes, Individual	531.32	X	AP/SP	X	X	P	X	X	AP/SP
Mobile Home Parks	—	X	X	X	X	P	X	X	X

Mobile Home Subdivisions	—	X	X	X	X	P	X	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	X	X	X	X
Bus RR/Maintenance Facility		X	SP	X	X	X	X	X	SP
Nursing Homes	531.35	X	X	X	SP	X	SP	SP	AP
Office, Medical or Professional	—	X	P	P	X	X	X	X	AP
Miscellaneous Services: Office	—	X	X	X	X	X	X	X	AP
Banking: Bank	—	X	X	X	X	X	X	X	AP
Banking: Bank/Drive-through	—	X	X	X	X	X	X	X	AP
Outdoor Advertising Signs	—	X	X	X	X	X	X	X	X
Outdoor Storage (Principal Use)	531.36	X	X	X	X	X	X	X	X
Parking, Commercial (Principal Use)	—	X	X	X	X	X	X	X	X
Personal Service Establishment	—	X	X	X	X	X	X	X	AP
Dry Cleaners: General	—	X	X	X	X	X	X	X	X
Dry Cleaners: Neighborhood	—	X	X	X	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	X	X	X	X	X	X	AP
Rental Service Establishment	—	X	X	X	X	X	X	X	AP
Repair Service Establishment	—	X	X	X	X	X	X	X	AP
Personal Wireless Service Facilities	531.37	See Section 531.37							
Pet Service (Kennel) Establishments	531.38	X	AP	SP	X	X	X	X	SP
Public Community Uses	531.39	X	AP	AP/SP	AP/SP	AP/SP	AP/SP	AP/SP	AP
Public Use Facilities	531.40	X	AP	AP	AP	AP	AP	AP	AP
Post Offices	—	X	AP	AP	AP	AP	AP	AP	AP

Radio, TV, Communications, Microwave Facilities	—	SP	AP/SP	SP	SP	SP	SP	SP	X
Railroad Switching/Classification Yard	—	X	X	X	X	X	X	X	X
Recreation, High Intensity	531.41	X	SP	X	X	X	X	X	X
Recreation, Low Intensity	531.41	X	AP	AP	AP	AP	AP	AP	AP
Recreation, Medium Intensity	531.41	X	X	X	X	X	X	X	X
Recreation, Passive	531.41	AP	AP	AP	AP	AP	AP	AP	AP
Recreation, Rural	531.41	X	SP	SP	X	X	X	X	X
Recreational Vehicle Parks and subdivisions	531.42	X	X	X	X	X	X	X	X
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	X	X	X	X	X	SP
Rehabilitation Center	531.44	X	SP	SP	SP	SP	SP	SP	SP
Research and Development Activities	—	X	X	X	X	X	X	X	X
Recovery Home, Large	531.45	X	SP	X	X	X	X	SP	X
Recovery Home, Small	531.45	X	SP	SP	SP	SP	SP	SP	SP
Residential Treatment Facilities	531.46	X	SP	SP	SP	SP	SP	SP	SP
Residential Use: Duplexes	531.47	X	X	X	X	X	P	P	SP ¹
Residential Use: Single Family Semi-Detached Dwellings	531.47	X	X	X	X	X	P	P	SP
Residential Use: Multiple Family Dwellings	531.47	X	X	X	X	X	X	P	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	X	X	X	X	X	X	P	SP ¹

Vehicle Repair: Major	531.56	X	X	X	X	X	X	X	X
Vehicle Repair: Community Serving	—	X	X	X	X	X	X	X	SP
Vehicle Repair: Neighborhood Serving	—	X	X	X	X	X	X	X	SP
Vehicle Sales, Rental, Leasing	531.57	X	X	X	X	X	X	X	SP
Veterinary Clinic	531.58	X	AP	SP	X	X	X	X	AP
Veterinary Hospitals	531.58	X	AP	SP	X	X	X	X	AP
Warehouses	531.59	X	X	X	X	X	X	X	X
Water Dependent Uses	531.60	X	X	X	X	X	X	X	X
Wholesale Trade Establishment	—	X	X	X	X	X	X	X	X

AP = Administrative Permit; SP = Special Permit; P = Permitted; X = Not Permitted

AP/SP = Administrative Permit required as specified in Chapter 5 or elsewhere in this Code.

* The code on the left applies to lands outside the Urban Corridors; the code on the right applies to lands within an Urban Corridor and subject to meeting the requirements of Section 902, e.g., X/P means the use is not permitted on lands outside an urban corridor, but is permitted on lands within an urban corridor.

NOTES:

- a. Uses may be further restricted or modified by the overlay district regulations and the Commercial Locational Criteria contained in the Future Land Use Element of the Comprehensive Plan.
- b. Notwithstanding the development review procedures set forth in this table or any other provision of this Code, the development review procedures required pursuant to Chapter 3 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.
- c. Waterfront structures shall be allowed as described within Section 402.14, PDW—Planned Development Waterfront.

¹ Allowed in Rubonia only.

(Ord. No. [16-06](#), § 3(Exh. A-3), 11-15-16; Ord. No. [16-24](#), § 3(Exh. A-4), 11-15-16)

Table 4-2: Uses in Non-Residential Districts

Land Use	See Sec. #	PR	NC	GC	HC	RVP	LM	HM	EX	MP-I
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Adult Day Care Center	—	AP	AP	AP	AP	X	X	X	X	X
Agricultural Research Facilities	—	X	X	X	P	X	P	P	X	X
Agricultural Uses	531.1	AP	AP	AP	AP	AP	AP	AP	P	X
Agricultural Products Processing Plants	531.1	X	X	X	X	X	AP	AP	X	X
Animal Products Processing Facility	531.1	X	X	X	X	X	AP	AP	X	X
Short Term Agricultural Uses	531.1	AP	AP	AP	X	X	X	X	X	X
Stables or Equestrian Centers: Private	531.1	X	X	X	X	X	X	X	X	X
Stables or Equestrian Centers: Public	531.1	X	X	X	X	X	X	X	X	X
Tree Farm	531.1	P	P	P	P	X	P	P	X	X
Aircraft Landing Field	531.2	X	X	X	X	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	X	X	X	X	X
Alcoholic Beverage Establishment	531.4	X	SP	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment-2 COP License	531.4	X	AP	AP	AP	X	X	X	X	X
Animal Services (Wild and Exotic)	531.5	AP	AP	AP	AP	AP	AP	AP	AP	AP
Assisted Living Facility, Large	531.45	AP	AP	AP	AP	X	X	X	X	X
Assisted Living Facility, Small	531.45	AP	AP	AP	AP	X	X	X	X	P
Auction Houses, Enclosed	—	X	X	AP	AP	X	AP	X	X	X
Auction Houses, Open	531.6	X	X	SP	SP	X	AP	X	X	X

Bed and Breakfast	531.7	AP	AP	X	X	X	X	X	X	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	X	X	X	X	X	AP	X
Building Materials Sales Establishment	531.9	X	X	P	P	X	P	X	X	X
Lumberyard	531.9	X	X	X	AP	X	AP	X	X	X
Bus and Train Passenger Station	—	AP	AP	AP	AP	AP	AP	AP	X	X
Business Services	—	P	P	P	P	X	P	X	X	P
Printing, Medium	—	X	X	P	P	X	P	X	X	X
Printing, Small	—	P	P	P	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	SP	AP	X	AP	X	X	X
Car Wash: Incidental	531.10	X	AP	AP	AP	X	AP	X	X	X
Car Wash: Self-Service	531.10	X	X	AP	AP	X	AP	X	X	X
Cemetery: Human and Pet	531.11	AP	AP	AP	AP	X	X	X	X	X
Child Care Center, Large	531.12	AP	AP	AP	AP	X	AP	AP	X	P
Child Care Center, Medium	531.12	AP	AP	AP	AP	X	AP	AP	X	P
Child Care Center, Small	531.12	AP	AP	AP	AP	SP	AP	AP	X	P
Child Care Center, (Accessory)	531.12	AP	AP	AP	AP	X	AP	AP	X	P
Churches /Places of Worship	531.13	AP	AP	AP	AP	AP/SP	X	X	X	P
Civic, Social, and Fraternal Organizations/Clubs	531.14	AP	AP	AP	AP	AP	X	X	X	X
Clinics	—	P	P	P	P	X	X	X	X	P
Community Residential Homes	531.44	P	P	P	X	X	X	X	X	X

Correctional Facilities: Community	—	X	X	X	SP	X	SP	SP	X	X
Correctional Facilities: Major	—	X	X	X	X	X	SP	SP	X	X
Cultural Facilities	531.15	AP	AP	AP	AP	X	AP	AP	X	P
Drive-Through Establishments	531.16	X	AP	AP	AP	X	AP	X	X	X
Earthmoving, Major	702	X	X	X	X	X	AP	AP	P	X
Earthmoving, Minor	702	AP	AP	AP	AP	AP	AP	AP	AP	X
Emergency Shelters	531.45	AP/SP	AP/SP	AP/SP	AP/SP	X	X	X	X	X
Emergency Shelter Home	531.45	AP/SP	AP/SP	AP/SP	AP/SP	X	X	X	X	X
Environmental Education Facilities	—	AP	X	X	X	X	X	X	X	X
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	X	P	P	X	X
Equipment sales, rental and leasing, heavy	531.18	X	X	AP	AP	X	AP	X	X	X
Construction equipment	531.18	X	X	SP	AP	X	AP	AP	X	X
Equipment Sales, rental and leasing, light	—	X	X	P	P	X	P	X	X	X
Family Day Care Home	—	P	X	X	X	X	X	X	X	X
Farming Service Establishments	531.18	X	X	AP	AP	X	AP	AP	X	X
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X
Flea Markets: Enclosed	531.20	X	X	AP	AP	X	AP	X	X	X
Flea Markets: Open	531.20	X	X	SP	AP	X	AP	X	X	X
Food Catering Service Establishment	531.21	X	SP	AP	AP	X	AP	X	X	X

Funeral Chapel	531.22	AP	AP	AP	AP	X	X	X	X	X
Funeral Home	531.22	AP	AP	AP	AP	X	X	X	X	X
Game Preserve	—	X	X	X	X	X	X	X	X	X
Gas Pumps	531.51	X	SP	AP	AP	X	SP	X	X	X
Group Housing	531.23	X	AP	AP	X	X	X	X	X	P
Hazardous Waste Transfer Facility	—	X	X	X	X	X	SP	SP	X	X
Heliport	—	X	X	X	X	X	X	AP	X	X
Helistop	531.24	SP	SP	SP	SP	X	AP	AP	AP	X
Hospital	—	X	X	X	X	X	X	X	X	P
Industrial, Heavy	—	X	X	X	X	X	X	P	X	X
Firework/Sparkler Manufacture	531.25	X	X	X	X	X	X	SP	X	X
Industrial, Light	—	X	X	X	X	X	P	P	X	X
Intensive Services:										
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	SP	X	AP	AP	X	X
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	X	SP	AP	X	X
Intensive Services: Printing, Heavy	—	X	X	X	X	X	P	P	X	X
Intensive Services: Industrial Service Establishment	531.26	X	X	SP	AP	X	AP	AP	X	X
Intensive Services: Sign Painting Service	531.26	X	X	AP	AP	X	AP	AP	X	X

Miscellaneous Services: Office	—	P	P	P	P	X	P	P	X	P
Banking: Bank	—	P	P	P	P	X	P	X	X	P
Banking: Bank/Drive-through	—	AP	AP	AP	AP	X	AP	X	X	P
Outdoor Advertising Signs	—	X	X	P	P	P	P	P	X	X
Outdoor Storage (Principal Use)	531.36	X	X	AP	AP	X	AP	AP	X	X
Parking, Commercial (Principal Use)	—	P	P	P	P	X	P	P	X	X
Personal Service Establishment	—	P	P	P	P	X	X	X	X	P
Dry Cleaners: General	—	X	X	P	P	X	P	P	X	X
Dry Cleaners: Neighborhood	—	X	P	P	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	AP	AP	AP	AP	X	X	X	X	X
Rental Service Establishment	—	X	X	P	P	X	P	X	X	X
Repair Service Establishment	—	X	AP	AP	AP	X	AP	X	X	X
Personal Wireless Service Facilities	531.37									
Pet Service (Kennel) Establishments	531.38	X	X	AP	AP	X	X	X	X	X
Public Community Uses	531.39	AP	AP	AP	AP	AP	AP	AP	X	X
Public Use Facilities	531.40	AP	AP	AP	AP	AP	AP	AP	AP	X
Post Offices	—	AP	AP	AP	AP	AP	AP	AP	X	X
Radio, TV, Communications, Microwave Facilities	—	AP/SP	AP/SP	AP/SP	AP/SP	SP	AP/SP	AP/SP	SP	X
Railroad Switching/Classification Yard	—	X	X	X	X	X	X	AP	X	X
Recreation, High Intensity	531.41	X	X	SP	SP	X	SP	SP	X	X

Recreation, Low Intensity	531.41	AP	AP	AP	AP	AP	AP	AP	X	P
Recreation, Medium Intensity	531.41	X	SP	AP	AP	X	X	X	X	P
Recreation, Passive	531.41	AP	AP	AP	AP	AP	AP	AP	X	P
Recreation, Rural	531.41	X	X	X	X	X	AP	AP	AP	X
Recreational Vehicle Parks and subdivisions	531.42	X	X	X	X	P	X	X	X	X
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	AP	AP	AP	AP	X	X	X
Rehabilitation Center	531.44	SP	SP	SP	SP	X	X	X	X	X
Research and Development Activities	—	X	X	X	P	X	P	P	X	P
Recovery Home, Large	531.45	SP	AP	AP	AP	X	X	X	X	X
Recovery Home, Small	531.45	AP	AP	AP	AP	X	X	X	X	X
Residential Treatment Facilities	531.46	SP	SP	SP	SP	X	X	X	X	X
Residential Use: Duplexes	531.47	X	P	P	P	X	X	X	X	P
Residential Use: Single Family, Semi-Detached Dwellings	531.47	X	X	X	X	X	P	X	X	P
Residential Use: Multiple Family Dwellings	531.47	P	X/P*	X/P*	X	X	P	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	X/P*	X/P*	X/P*	X	X	X	X	X	X
Residential Use: Waterfront Structures, Multi-Family	531.47	X	X	X	X	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	AP	X	X	X	AP	P ²	X	X	X

Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	X/P*	X/P*	X/P*	X	X	P	X	X	P
Residential Use: Single Family, Detached Dwellings	531.47	P	P	P	P	X	P	X	X	P
Restaurant	531.48	X	P	P	P	X	P	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	X	X	P
Retail Sales, General	531.49	X	P	P	P	X	X	X	X	P
Sawmills	531.1	X	X	X	X	X	X	AP	X	X
Schools, College/Universities	531.50	X	X	X	X	X	X	X	X	P
Schools, Elementary	531.50	AP	AP	AP	AP	X	AP	AP	X	P
Schools, High and Middle	531.50	SP	SP	SP	SP	X	SP	SP	X	P
Schools of Special Education	531.50	AP	AP	AP	AP	X	AP	AP	X	P
Service Station	531.51	X	SP	AP	AP	X	AP	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52								
Slaughterhouses	531.1	X	X	X	X	X	X	SP	X	X
Solid Waste Management Facilities	531.53	X	X	X	X	X	SP	SP	SP	X
Landfills	531.53	X	X	X	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	X	X	X	X	X	SP	X	X
Utility Use	531.54	AP	AP	AP	AP	AP	AP	AP	AP	X
Vehicle Repair: Major	531.56	X	X	SP	AP	X	AP	AP	X	X
Vehicle Repair: Community Serving	—	X	SP	AP/SP	AP	X	AP	X	X	X

Vehicle Repair: Neighborhood Serving	—	X	AP	AP/SP	AP	X	AP	X	X	X
Vehicle Sales, Rental, Leasing	531.57	X	X	AP/SP	AP	X	AP	X	X	X
Veterinary Clinic	531.58	AP	AP	AP	AP	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	SP	SP	X	AP	AP	X	X
Warehouses	531.59	X	X	X	AP	X	AP	AP	X	
Water Dependent Uses	—	X	X	X	X	X	P ²	X	X	X
Wholesale Trade Establishment	—	X	X	X	P	X	P	P	X	X

AP = Administrative Permit; SP = Special Permit; P = Permitted; X = Not Permitted

AP/SP = Administrative Permit required as specified in Chapter 5 or elsewhere in this Code.

* The code on the left applies to lands outside the Urban Corridors; the code on the right applies to lands within an Urban Corridor and subject to meeting the requirements of Section 902, e.g., X/P means the use is not permitted on lands outside an urban corridor, but is permitted on lands within an urban corridor.

NOTES:

- Uses may be further restricted or modified by the overlay district regulations and the Commercial Locational Criteria contained in the Comprehensive Plan.
- Notwithstanding the development review procedures set forth in this table or any other provision of this Code, the development review procedures required pursuant to Chapter 3 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.

²Waterfront structures shall be allowed as described within Section 402.14, PDW—Planned Development Waterfront.

402.5. Schedule of Uses for PD Districts.

Except as specifically provided in this Code, regulations governing the use of land, water and structures within the PD districts shall be as shown in the following table. Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted with approval of a General Development Plan. PD zoning in itself does not constitute approval to develop.

Uses of land or structures not expressly listed in the table are prohibited and shall not be established in that district.

Uses and structures which are customarily and clearly incidental to permitted principal uses and structures, shall be also permitted.

Table 4-7. Schedule of Uses for PD Districts

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	AP	X
Agricultural Research Facilities	—	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.1	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	SP	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment-2 COP License	531.4	X	X	AP	X	X	X	X	AP	X	X	X	X	X

Animal Services (Wild and Exotic)	531.5	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP
Assisted Living Facility, Large	531.44	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small	531.44	AP	AP	AP	X	X	AP	X	AP	X	X	X	AP	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X

Child Care Center, Medium	531.12	P	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	AP	AP	AP	X	AP	AP	X	AP	AP	AP	X	P	X	
Child Care Center, (Accessory)	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P	
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	X	X	X	P	X	
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X	
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X	
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X	
Correctional Facilities: Community	—	X	X	X	X	X	P	X	P	X	X	X	X	X	
Correctional Facilities: Major	—	X	X	X	X	X	P	X	P	X	X	X	X	X	
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P	
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P	
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P	
Earthmoving, Minor	702	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P	
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	AP	X	
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	AP	X	
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X	

Equipment sales, rental and leasing, heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment Sales, rental and leasing, light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Environmental Education Facilities	—	AP	X	X	X	X	AP	X	AP	X	X	X	AP	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Game Preserve	—	X	X	P	X	X	P	X	P	X	X	X	X	X
Gas Pumps	531.50	X	X	P	P	P	P	P	P	P	X	X		P
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	—	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	AP	P	X	X	X	P	P
Hospital	—	X	X	X	X	X	P	X	P	X	X	X	X	X

Industrial, Heavy	—	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	—	X	X	X	P	P	P	X	P	X	X	X	X	P
Intensive Services:														
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	SP	SP	X	AP	X	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X

<u>Lodging Places: Boatel</u>	<u>531.28</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ₃₉	P	P	P	X	X	X	X	P
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X
Mini Warehouses, Self- storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Nursing Homes	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Office, Medical or Professional	—	X	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	—	X	P	P	P	P	X	X	P	X	X	X	X	P

Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	X	P	X	P	P	X	P	X	X	X	X	X
Dry Cleaners: Neighborhood	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Public Community Uses	531.39	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP/SP	P
Public Use Facilities	531.40	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P
Post Offices	—	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P

Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	AP		P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
Recreational Vehicle Parks and subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	X	X	X		X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Single Family Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X

Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
Residential Use: Waterfront Structures (Residential)	531.47	AP	X	X	X	X	X	AP	AP	AP	AP	X	AP	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X

Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X		P
Sexually Oriented Businesses	531.52	See Section 531.52												
Slaughterhouses	531.1	X	X	X	X	SP	X	X	P	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X
Utility Use	531.54	SP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP/SP	P
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X		X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	X
Water Dependent Uses		X	X	X	X	X	X	P	P	X	X	X	X	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X

AP = Administrative Permit; SP = Special Permit, P = Permitted,

X = Not Permitted

AP/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted with approval of a General Development Plan. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.
- Notwithstanding the development review procedures set forth in this table or any other provision of this Code, the development review procedures required pursuant to Chapter 3 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.

³⁹ Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).
