

Sec. 34-934. - Use regulations table.

Use regulations for planned development districts are as follows:

TABLE 34-934. USE REGULATIONS FOR PLANNED DEVELOPMENT DISTRICTS

		Special Notes or Regulations	RPD	MHPD	RVPD	CFPD	CPD	IPD Note (37)	MPD	MEPD
Accessory uses and structures		Note (1), 34-1171 et seq., 34-1611 et seq., 34-2441 et seq., 34-1863 , 34-2141 et seq., 34-3106	P	P	P	P	P	P	P	—
Accessory apartment and accessory dwelling unit		Note (2), (21), & (28), 34-1177	P	—	—	—	—	—	P	—
Administrative offices		Note (1)	P	P	P	P	P	P	P	—
Agricultural services: office/base operations			—	—	—	—	—	P	P	—
Agricultural uses and agricultural accessory uses		Note (48)	—	—	—	—	—	P	P	—
Aircraft food services and catering			—	—	—	—	—	—P	P	—
Aircraft landing facilities, private		34-1231 et seq.	P	P	P	P	P	P	P	—
Airport operations facilities			—	—	—	—	—	—	—	—
Amateur radio antennas and satellite earth stations		34-1175	Refer to 34-1175 for regulations.							
Amusement park			—	—	—	—	P	—	P	—
Animals:										
	Clinic or kennel	34-1321 et seq.	—	—	—	—	P	P	P	—
	Control center (including Humane Society)		—	—	—	P	P	—	P	—
	Keeping and breeding of Class I or Class II animals (df)	34-1291 et seq.	—	—	—	SE	SE	—	SE	—
Assisted living facility		Note (35) & (47) 34-1491 et seq., 34-1411	P(3)	—	—	P	P	—	P	—
ATM (automatic teller machine)							P	P	P	—
Auto parts store		34-1353	P(4)	P(4)	—	—	P	—	P	—

Automobile repair and service (34-622(c)(2)), all groups	<u>34-1351, 34-1353</u> Note (41)	—	—	—	—	P	P	P	—
Automobile service station	Note (41), <u>34-1351, 34-1353</u>	P(4)	P(4)	—	—	P	P	P	—
Bait and tackle shop		P(4)	P(4)	—	—	P	P	P	—
Banks and financial establishments (34-622(c)(3)):									
Group I		P(4)	P(4)	—	—	P	—	P	—
Group II		—	—	—	—	P	—	P	—
Bar or cocktail lounge	<u>34-1261</u> et seq.	—	—	—	—	P	P	P	—
Bed and Breakfast (df)	Note (28), <u>34-1494</u>	P	—	—	—	P	—	P	—
Boarding house	Note (28)	P	—	—	—	P	—	P	—
Boats:									
Boat parts store		P(4)	P(4)	—	—	P	P	P	—
Boat ramps and dockage (not marinas)		P	P	P	P	P	P	P	—
Boat rental		P(4)	P(4)	—	—	P	P	P	—
Boat repair and service	<u>34-1352, 34-3001</u> et seq.	—	—	—	—	P	P	P	—
Boat sales		—	—	—	—	P	—	P	—
Boat storage, dry		—	—	—	—	P	—	P	—
Boatyard	Note (5)	—	—	—	—	—	P	P	—
Broadcast studio, commercial radio and television	<u>34-1441</u> et seq.	—	—	—	—	P	P	P	—
Building material sales (34-622(c)(4))	<u>34-3001</u> et seq.	—	—	—	—	P	P	P	—
Business services (34-622(c)(5)):									
Group I		P(4)	P(4)	—	—	P	P	P	—
Group II	Note (12), <u>34-1352</u>	—	—	—	—	P	P	P	—
Bus station/depot	<u>34-1381</u> et seq.	—	—	—	P	P	P	P	—
Camping cabins	Note (28)	—	—	P(6)	—	—	—	P	—
Caretaker's residence	Note (34)	—	P	P	P	P	P	P	—
Car wash	<u>34-1353</u>	—	—	—	—	P	—	P	—
Cemetery, columbarium, mausoleum		—	—	—	P	—	—	P	—

	Live-work	<u>34-1773</u>	—	—	—	—	P	—	P	—
	Single-family	Note (29)	P	P	—	—	EO	—	P	—
	Duplex	Note (29) & (43)	P	—	—	—	EO	—	P	—
	Two-family attached	Note (28) & (43)	P	—	—	—	—	—	P	—
	Townhouse, multiple-family building	Note (28)	P	—	—	—	P(10)	—	P	—
	Mobile home	Note (29)	—	P	—	—	—	—	P	—
	Zero lot line	Note (28)	P	—	—	—	—	—	P	—
Entrance gates and gatehouse		<u>34-1741</u> et seq.	P(3)	P(3)	P	P	P	P	P	—
Emergency operations center			—	—	—	P	P	P	P	—
EMS, fire or sheriff's station			P(3), (4)	P(3), (4)	—	P	P	P	P	—
Essential services		Note (1), <u>34-1611</u> et seq., <u>34-1741</u> et seq.	P	P	P	P	P	P	P	—
Essential service facilities (34-622(c)(13)):										
	Group I	Note (1), <u>34-1611</u> et seq., <u>34-1741</u> et seq., <u>34-2141</u> et seq.	P	P	P	P	P	P	P	—
	Group II	Note (1) & (45), <u>34-1611</u> et seq., <u>34-1741</u> et seq., <u>34-2141</u> et seq.	P	P	P	P	P	P	P	—
	Group III	Note (1), <u>34-1611</u> et seq., <u>34-1741</u> et seq., <u>34-2141</u> et seq.	—	—	—	P	—	P	P	—
Excavation:										
	Mining	Note (44); <u>12-101</u> et seq.	—	—	—	—	—	—	—	P
	Water retention	<u>34-1651</u>	P	P	P	P	P	P	P	P
	Oil or gas	<u>34-1651</u>	P(4)	P(4)	P	P	P	P	P	P
Excess spoil removal		Note (42), <u>10-329</u>	P	P	P	—	P	P	P	—
Factory outlets (point of manufacture only)			—	—	—	—	P	P	P	—
Farm equipment, sales, storage, rental or service			—	—	—	—	P	P	P	—

Farm labor housing	Note (33), <u>34-1891</u> et seq.	P	P	—	—	—	—	P	—
Feed or fertilizer, mixing and sales		—	—	—	—	P	—	P	—
Fences, walls	Note (1), <u>34-1741</u> et seq.	P	P	P	P	P	P	P	—
Fish house, wholesale		—	—	—	—	P(11)	—	P	—
Fishing piers		P(3)	P(3)	—	—	—	—	P	—
Flea market:									
Open		—	—	—	—	P	P	P	—
Indoor		—	—	—	—	P	—	P	—
Food and beverage service, limited	Note (1)	P(4)	P(4)	—	—	P	—	P	—
Food stores (34-622(c)(16)):									
Group I		P(4)	P(4)	P	—	P	P(9)	P	—
Group II		P(4)	P(4)	—	—	P	P(9)	P	—
Forestry tower		—	—	—	P	P	—	P	—
Fraternity house	Note (28)	P	—	—	—	P	—	P	—
Freight and cargo handling establishments (34-622(c)(17))		—	—	—	—	P	P	P	—
Funeral home and mortuary (with or without a crematory)		—	—	—	P(19)	P	—	P	—
Gasoline dispensing system, special		—	—	—	—	P	P	P	—
Gift and souvenir shop		—	—	—	—	P	—	P	—
Golf course		P	P	P	—	P	—	P	—
Golf driving range		P	P	—	P	P	P	P	—
Hardware store		P(4)	P(4)	—	—	P	—	P	—
Hatcheries, poultry		—	—	—	—	—	P	P	—
Health care facilities (34-622(c)(20)):									
Group I	Note (28) & (47)	P	—	—	P	P	—	P	—
Group II	Note (28) & (47)	P	—	—	P	P	—	P	—
Group III		P(4)	P(4)	—	P	P	P	P	—
Group IV	Note (28) & (47)	—	—	—	P	P	—	P	—
Heliport or helistop		P	P	—	P	P	P	P	—

Hobby, toy and game shops (34-622(c)(21))		P(4)	P(4)	—	—	P	—	P	—
Home care facility	Note (1) & (28)	P	P	—	—	P	—	P	—
Home occupation	Note (1) & (31), <u>34-1771</u> et seq.	P	P	—	—	P	—	P	—
Hospice	Note (28)	—	—	—	P	P	—	P	—
Hotel/motel	<u>34-1801</u> et seq., Note (36)	—	—	—	—	P	P(13)	P	—
Household and office furnishings (34-622(c)(22)), all groups		—	—	—	—	P	—	P	—
Housing units for employees only	Note (33)	—	—	—	P	—	—	P	—
Impound yard	<u>34-1831</u> et seq., <u>34-2443</u>	—	—	—	—	—	P	—	—
Insurance companies (34-622(c)(23))		—	—	—	—	P	—	P	—
Laundry or dry cleaning (34-622(c)(24)):									
Group I		P(4)	P(4)	P	—	P	—	P	—
Group II		—	—	—	—	—	P	P	—
Lawn and garden supply stores	34-2081	—	—	—	—	P	—	P	—
Library	Note (28)	—	—	—	P	P	—	P	—
Maintenance facility (Government)		—	—	—	P	P	P	P	—
Manufacturing of:									
Apparel products (34-622(c)(1))	Note (5)	—	—	—	—	P	P	P	—
Boats	Note (5)	—	—	—	—	—	P	P	—
Chemical and allied products (34-622(c)(6))									
Group I	Note (5)	—	—	—	—	—	P	—	—
Group II	Note (5)	—	—	—	—	—	P	P	—
Electrical machinery and equipment (34-622(c)(11))	Note (5)	—	—	—	—	P	P	P	—
Fabricated metal products (34-622(c)(14)):									
Group I	Note (5)	—	—	—	—	—	P	—	—
Group II	Note (5)	—	—	—	—	—	P	P	—
Group III	Note (5)	—	—	—	—	P	P	P	—

Food and kindred products (34-622(c)(15)):										
	Group I	Note (5)	—	—	—	—	—	P	P	—
	Group II	Note (5)	—	—	—	—	—	P	P	—
	Group III	Note (5)	—	—	—	—	P	P	P	—
Furniture and fixtures (34-622(c) (18))		Note (5)	—	—	—	—	—	P	P	—
Leather products (34-622(c)(25)):										
	Group I	Note (5)	—	—	—	—	—	P	—	—
	Group II	Note (5)	—	—	—	—	P	P	P	—
Lumber and wood products (34-622(c)(26)):										
	Groups I, III, IV, V and VI	Note (5)	—	—	—	—	—	P	—	—
	Group II	Note (5)	—	—	—	—	P	P	P	—
Machinery (34-622(c)(27)), all groups		Note (5)	—	—	—	—	—	P	—	—
Measuring, analyzing and controlling instruments (34-622(c) (28))		Note (5)	—	—	—	—	P	P	P	—
Novelties, jewelry, toys and signs (34-622(c)(29)), all groups		Note (5)	—	—	—	—	P	P	P	—
Paper and allied products (34-622(c)(31))										
	Group I	Note (5)	—	—	—	—	—	P	—	—
	Group II	Note (5)	—	—	—	—	—	P	P	—
	Group III	Note (5)	—	—	—	—	—	P	P	—
Petroleum (34-622(c)(34))		Note (5)	—	—	—	—	—	P	—	—
Primary metal industries (34-622(c)(35))		Note (5)	—	—	—	—	—	P	—	—
Rubber and plastic products (34-622(c)(44)):										
	Group I	Note (5)	—	—	—	—	—	P	—	—
	Group II	Note (5)	—	—	—	—	P	P	P	—
Stone, clay, glass and concrete products (34-622(c)(48)):										
	Group I	Note (5)	—	—	—	—	—	P	P	—

	Group II	Note (5)	—	—	—	—	—	P	—	—
	Group III	Note (5)	—	—	—	—	—	P	—	—
	Group IV	Note (5)	—	—	—	—	—	P	—	—
	Textile mill products (34-622(c)(50)), all groups	Note (5)	—	—	—	—	—	P	—	—
	Tobacco products (34-622(c)(51))	Note (5)	—	—	—	—	—	P	P	—
	Transportation equipment (34-622(c)(52)):									
	Group I	Note (5)	—	—	—	—	—	P	P	—
	Groups II, III and IV	Note (5)	—	—	—	—	—	P	—	—
	Marina	<u>34-1862</u>	P	P	—	—	P	P	P	—
	Medical office		P(4)	P(4)	—	—	P	P	P	—
	Mobile home dealers	<u>34-1352</u>	—	—	—	—	P	P	P	—
	Models:									
	Display center	<u>34-1951</u> et seq.	P	P	P	—	P	—	P	—
	Model home	<u>34-1951</u> et seq.	AA	AA	AA	—	AA	—	AA	—
	Model unit	<u>34-1951</u> et seq.	AA	AA	AA	—	AA	—	AA	—
	Motion picture production studio		—	—	—	—	P	P	P	—
	Multislip docking facility		—	—	—	—	P	—	P	—
	Nightclubs	<u>34-1261</u> et seq.	—	—	—	—	P	P	P	—
	Nonstore retailers (34-622(c)(30)), all groups		—	—	—	—	P	P	P	—
	Parcel and express services		—	—	—	—	—	P	P	—
	Package store	<u>34-1261</u> et seq.	P(4)	P(4)	—	—	P	—	P	—
	Paint, glass and wallpaper		—	—	—	—	P	—	P	—
	Parks (34-622(c)(32)):									
	Group I		P	P	P	P	P	P	P	
	Group II		—	—	—	P	—	—	P	—
	Park trailers	Note (28)	—	—	P(6)	—	—	—	—	P
	Parking lot:									
	Accessory		P	P	P	P	P	P	P	—
	Commercial		—	—	—	—	P	—	P	—

	Garage, public		—	—	—	P	P	P	P	—
	Park-and-ride	<u>34-1388</u>	P	—	—	P	P	P	P	—
	Temporary	<u>34-2022</u>	—	—	—	P	P	P	P	—
Personal services (34-622(c)(33)):										
	Group I	<u>34-3021</u>	P(4)	P(4)	P(8)	—	P	P	P	—
	Group II		—	—	—	—	P	—	P	—
	Group III		—	—	—	—	P	P	P	—
	Group IV		P(4)	P(4)	—	—	P	—	P	—
Pet services										
	Pet shop		P(4)	P(4)	—	—	P	—	P	—
	Pharmacy		P(4)	P(4)	—	—	P	—	P	—
	Photofinishing laboratory	Note (5)	—	—	—	—	—	P	P	—
	Place of worship	Note (28), <u>34-2051</u> et seq.	P	P	P	P	P	P	P	—
	Plant nursery	34-2081	—	—	—	—	P	—	P	—
	Post office		—	—	—	P	P	P	P	—
	Printing and publishing (34-622(c)(36))	Note (5)	—	—	—	—	P	P	P	—
	Prison	Note (28)	—	—	—	P	—	—	—	—
	Processing or packaging of agricultural or fish products	Note (5)	—	—	—	—	—	P	P	—
	Processing and warehousing		—	—	—	—	P	P	P	—
Racetracks (34-622(c)(37)):										
	Group I		—	—	—	—	P	—	—	—
	Group II		—	—	—	—	P	—	—	—
	Real estate sales office	Note (23), <u>34-1951</u> et seq., <u>34-3021</u>	P	P	P	—	P	—	P	—
Recreation facilities:										
	Commercial (34-622(c)(38)) Groups I, III		—	—	—	—	P	—	P	—
	Commercial (34-622(c)(38)) Group IV		—	—	—	—	P	—	P	—
	Group V		—	—	—	P	P	—	P	—
	Personal	Note (1)	P	P	P	P	P	P	P	—

	Private—On-site	Note (1)	P	P	P	P	P	P	P	—
	Private—Off-site	Note (3)	P	P	P	P	P	P	P	—
Recreational vehicles		Note (28)	—	P(20)	P(14)	—	—	—	P	—
Recycling facility			—	—	—	P	P	P	P	—
Religious facilities		Note (28), <u>34-2051</u> et seq.	P(3)	P(3)	—	P	P	P	P	—
Rental or leasing establishment (34-622(c)(39)):										
	Group I	<u>34-1352</u> , <u>34-3001</u> et seq.	P(4)	P(4)	P(8)	—	P	—	P	—
	Group II	<u>34-1201</u> et seq., <u>34-1352</u> , <u>34-3001</u> et seq.	P(4)	P(4)	—	—	P	P	P	—
	Group III	<u>34-1352</u> , <u>34-3001</u> et seq.	—	—	—	—	P	P	P	—
	Group IV	<u>34-1201</u> et seq., <u>34-1352</u> , <u>34-3001</u> et seq.	—	—	—	—	P	P	P	—
Repair shops (34-622(c)(40)):										
	Group I		P(4)	P(4)	—	—	P	P	P	—
	Groups II, III, IV		—	—	—	—	P	P	P	—
	Group V		—	—	—	—	P	P	P	—
Research and development laboratories (34-622(c)(41)):										
	Group I		—	—	—	—	—	—	P	—
	Group II		—	—	—	—	P	P	P	—
	Group III		—	—	—	—	—	P	P	—
	Group IV		—	—	—	—	P	P	P	—
Residential accessory uses (34-622(c)(42))		Note (1) & (31), <u>34-1171</u> et seq.	P	P	—	—	P	—	P	—
Resource recovery facilities:										
	Recovery facilities to produce energy		—	—	—	—	—	P	—	—
	Recovery facilities, other	<u>34-3001</u> et seq.	—	—	—	—	—	P	—	—
Restaurant, fast food		<u>34-1353</u>	—	—	—	—	P	—	P	—

Restaurants (34-622(c)(43)):										
	Groups I and III		P(4)	P(4)	—	—	P	P	P	—
	Group II		P(4)	P(4)	—	P(1)	P	P	P	—
	Group IV		—	—	—	—	P	P	P	—
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises			—	—	—	—	P	P	P	—
Rooming house		Note (28)	P	—	—	—	P	—	P	—
Salvage and disposal of materials, including auto junkyards, refuse disposal and processing plants, incinerators, landfills and similar uses			—	—	—	—	—	P(5)	—	—
Sanitary landfill		Note (5)	—	—	—	P	—	P	—	—
Schools:										
	Commercial (34-622(c)(45))	<u>34-2381</u>	—	—	—	—	P	P	P	—
	Noncommercial	Note (28), <u>34-2381</u>	P	P	P	P	P	—	P	—
Self-service fuel pumps		Note (24)	P(4)	P(4)	—	—	P	P	P	—
Shredding and composting of vegetative matter		<u>34-1831</u> et seq.	—	—	—	—	—	P	—	—
Signs in accordance with <u>chapter 30</u>		Note (1)	P	P	P	P	P	P	P	—
Social services (34-622(c)(46)):										
	Group I		—	—	—	—	P	—	P	—
	Group II		—	—	—	P	P	P	P	—
	Group III	Note (28) & (47)	—	—	—	P	P	—	P	—
	Group IV	Note (28) & (47)	—	—	—	P	—	—	P	—
Specialty retail shops (34-622(c)(47)):										
	Group I		P(4)	P(4)	—	P(1)	P	—	P	—
	Group II		P(4)	P(4)	—	—	P	—	P	—
	Group III		—	—	—	—	P	—	P	—
	Group IV		P(4)	P(4)	—	—	P	—	P	—
Stable:										
	Boarding	<u>34-1291</u> et seq.	P	P	P	—	—	—	P	—

	Commercial	<u>34-1291</u> et seq.	—	—	—	—	P	—	P	—
	Private	<u>34-1291</u> et seq.	P	P	P	—	—	—	P	—
Storage:										
	Indoor only	Note (1), <u>34-3001</u> et seq.	P(4)	P(4)	P	P	P	P	P	—
	Storage, open	Note (5), <u>34-3001</u> et seq. <u>34-1352</u>	—	—	P(15)	—	P	P	P	—
	Large-scale storage of noxious or hazardous materials (flammable, toxic, explosive, corrosive, etc.), including liquid petroleum, fractions and distillates thereof, and fuel gases	Note (5), <u>34-3001</u> et seq.	—	—	—	—	—	P	—	—
Studios (34-622(c)(49))										
	Tactical training (df)	<u>34-2471</u>	—	—	—	P	—	—	—	—
	Temporary uses	Note (1), <u>34-3041</u> et seq.	P	P	—	P	P	—	P	—
	Tents, transient parks only	Note (28)	—	—	P	—	—	—	P	—
	Theater, indoor or outdoor (drive-in)	Note (32), <u>34-2471</u> et seq.	—	—	—	—	P	—	P	—
	Timeshare units	Note (28), <u>34-1494</u> , <u>34-2020(a)</u>	P	—	—	—	P	—	P	—
Transportation services (34-622(c)(53)):										
	Group I		—	—	—	—	P	P	P	—
	Group II		—	—	—	—	P	P	P	—
	Group III		—	—	—	P	P	P	P	—
	Group IV		—	—	—	—	P	P	P	—
Truck stop, trucking terminal										
Used merchandise stores (34-622(c)(54)):										
	Group I		P(4)	P(4)	—	P(46)	P	—	P	—
	Groups II, III and IV		—	—	—	—	P	—	P	—
Variety store										
Vehicle and equipment dealers (34-622(c)(55)):										
	Groups I, II, and III	<u>34-1352</u>	—	—	—	—	P	P	P	—

Group IV	<u>34-1352</u>	—	—	P(17)	—	P	P	P	—	
Group V	<u>34-1352</u>	—	—	—	—	P	P	P	—	
Warehouse:										
High cube		—	—	—	—	—	P	P	—	
Mini-warehouse		—	—	—	—	P	P	P	—	
Private		—	—	—	—	P	P	P	—	
Public		—	—	—	—	P	P	P	—	
Cold storage only		—	—	—	—	—	—	P	—	
Wholesale establishments (34-622(c) (56)):										
Groups I, III and IV		—	—	—	—	P	P	P	—	
Group II		—	—	—	—	P	P	—	—	
Wrecking yard:										
Auto		—	—	—	—	—	P	—	—	
Other		—	—	—	—	—	P	—	—	

Notes:

- (1) If use or structure is customarily accessory to an approved permitted use it does not need to be shown on the master concept plan.
- (2) Permitted only when accessory to a lawfully permitted single-family dwelling unit.
- (3) If not shown on the master concept plan, but included in the approved list of enumerated uses, this use may be approved administratively, at the Director's discretion, or as a planned development amendment after approval of the master concept plan.
- (4) Subject to limitations for commercial uses set forth in section 34-937.
- (5) If the use or activity does not conform to the criteria set-forth in section 34-938, then it is subject to the setback requirements set forth in sections 34-935(b)(4) and 34-2441 et seq.
- (6) Limited to nontransient parks only.
- (7) Uses anticipated include boat rentals (inflatables, sailboats, jet skis, windsurfers and the like) food stands, rental of cabanas and beach furniture, outdoor amusements including balloonist, seaplane rides, ski tows and similar activities, fishing and sightseeing piers and towers.
- (8) Permitted as an accessory use when designed and intended primarily for use by people staying at the recreational vehicle development.
- (9) Permitted only when accessory to an airport or other transportation facility, hotel or motel, or an office complex of 50,000 or more square feet.
- (10) Permitted only in conjunction with at least 50,000 square feet or more of commercial or industrial uses.
- (11) Not permitted within 500 feet of nearest residence.
- (12) Automobile auctions, on-site or internet, are permitted only when all vehicles are stored inside. Projects with outdoor storage will be considered vehicle and equipment dealers, group I, and must comply with section 34-1352.
- (13) Family day care homes are exempt pursuant to F.S. § 125.0109.
- (14) Park-trailers permitted in nontransient parks only.
- (15) Limited to recreational vehicles, trailers, boats, and other vehicles and goods belonging to park residents.
- (16) Reserved.

- (17) Limited to recreational vehicles only.
- (18) Reserved.
- (19) Only when clearly subordinate to a cemetery located on the same premises.
- (20) Recreational vehicle sites in mobile home planned developments (MHPD) must be designated on the approved master concept plan. All recreational vehicles approved as part of a MHPD are subject to the regulations in sections 34-762 through 34-766 and 34-1179.
- (21) In RPDs and residential areas of MPDs, a special exception may be required.
- (22) Wireless communication facilities must be listed on the approved schedule of uses for the planned development; however, approval of a specific facility must be in accordance with section 34-1441 et seq.
- (23) Real estate sales offices in residential areas are limited to sales of lots, homes or units within the development, except as may be permitted in section 34-1951 et seq. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued. The Director may grant one two-year extension at the same location.
- (24) Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.
- (25) Reserved.
- (26) Reserved.
- (27) Limited to eight self service fuel pumps (df) unless a greater number is specifically approved as part of the planned development and depicted on the master concept plan. An existing business with more than eight lawfully permitted pumps as of January 31, 1998 will not be considered non-conforming. Existing pumps may be modernized, replaced, or relocated on the same premises but additional new pumps will not be permitted.
- (28) Not permitted in Airport Noise Zone B.
- (29) Not permitted in Airport Noise Zone B. See section 34-1004 for exceptions.
- (30) Reserved.
- (31) Not permitted in Airport Noise Zone B unless accessory to a lawful mobile home or single-family residence. See section 34-1004.
- (32) Indoor theater only in Airport Noise Zone B.
- (33) Reserved.
- (34) Not permitted in Airport Noise Zones unless required to support a noise compatible use and constructed in compliance with limitations for dwelling unit type set forth in section 34-1006(b)(2) as applicable.
- (35) Not permitted in Airport Noise Zone B unless pre-empted by state law.
- (36) Sound attenuating insulation should be considered for hotels and motels in Airport Noise Zone B.
- (37) In the Industrial Development land use category, offices and office complexes are only permitted when specifically related to adjoining industrial use(s). Prior to issuance of any local development order, the developer must record covenants and restrictions for the property that limit any office uses to those that are specifically related to adjoining industrial uses consistent with Policy 1.1.7 of the Lee County Comprehensive Plan.
- (38) Reserved.
- (39) Reserved.
- (40) Reserved.
- (41) Limited to four pumps, unless a greater number is approved as part of a planned development.
- (42) In an existing planned development, the Director has the discretion to require removal of excess spoil to be reviewed through the public hearing process.
- (43) See sections 34-3107 and 34-3108.
- (44) The rights applicable to mining excavations approved prior to September 1, 2008, are set forth in section 12-121.
- (45) All new or expanded essential services group II uses must be approved as a planned development.
- (46) Reserved.
- (47) Not permitted in Coastal High Hazard areas unless in compliance with section 2-485(b)(5)a.
- (48) Planned development rezonings within the future urban areas may not establish new, or expand existing, agricultural uses. Bona fide agricultural uses that exist at the time of rezoning may continue until development commences. The approved existing agricultural uses must not expand beyond the boundaries that existed at the time of rezoning. Existing agricultural uses within any tract or phase must be discontinued upon local development order approval for that tract or phase.

(Ord. No. 93-24, § 7(table 480.A), 9-15-93; Ord. No. 94-02, § 7, 1-19-94; Ord. No. 94-24, § 49, 8-31-94; Ord. No. 95-07, § 35, 5-17-95; Ord. No. 96-06, § 5, 3-20-96; Ord. No. 96-18, § 5, 9-18-96; Ord. No. 97-10, § 6, 6-10-97; Ord. No. 98-03, § 5, 1-13-98; Ord. No. 99-05, § 9, 6-29-99; Ord. No. 01-03, § 5, 2-27-01; Ord. No. 01-18, § 5, 11-13-01; Ord. No. 02-20, § 5, 6-25-02; Ord. No. 03-11, § 1, 4-8-03; Ord. No. 03-16, § 6, 6-24-03; Ord. No. 04-05, § 1, 4-27-04; Ord. No. 05-08, § 1, 5-24-05; Ord. No. 05-14, § 6, 8-23-05; Ord. No. 06-06, § 1, 4-11-06; Ord. No. 06-10, § 1, 6-12-06; Ord. No. 07-24, § 7, 8-14-07; Ord. No. 08-21, § 3, 9-9-08; Ord. No. 09-23, § 10, 6-23-09; Ord. No. 10-24, § 1, 6-8-10; Ord. No. 10-25, § 4, 6-8-10; Ord. No. 11-08, § 10, 8-9-11; Ord. No. 12-20, § 4, 9-11-12; Ord. No. 13-10, § 10, 5-28-13; Ord. No. 14-13, § 7, 6-17-14; Ord. No. 16-19, § 10, 11-15-16; Ord. No. 17-11, § 1, 9-5-17; Ord. No. 19-03, § 7, 4-2-19; Ord. No. 20-01, § 3, 1-21-20; Ord. No. 21-08, § 9, 6-1-21)