

SCHEDULE B - PERMITTED USES

LAND USE CATEGORY	SR-1AA	SR-1A	SR-1	SR-2	MR-1	MR-2	MR-3	RMOI	RC-1+	GC-2+	SC-3+	RI-1	MI-2	AG	PD	PRO
RESIDENTIAL																
One-Family Dwelling			▲						C		C (25)			P	*	
One-Family with Garage	P	P	P		P	P	P	P	C		C (25)			P		
One-Family with Garage or Carport		P	P		P	P	P	P	C		C (25)			P		
Two-Family Dwelling					C	C	C	(1)	C		C (25)				*	
Mobile Home (3)				P											*	
Multiple Family Dwelling (3)					P	P	P	P (1)		C	(7)				*	
Townhouses (3)					P	P	P	P		C	C				*	
MISCELLANEOUS																
Day Care Facility: 1 to 5 Individuals	P	P	P	P	P	P	P	P	P	P	P			P	*	
6 or More Individuals	(11)	(11)	(11)		P (2)	P (2)	P (2)	P	P	P				P	*	
Community Residential Home (3) 1 to 6 Residents (3)	P (13)	P (13)	P (13)		P (13)	P (13)	P (13)	P	P (13)	P				P (13)	(1,13)	
7 to 14 Residents (3)					P (14)	P (14)	P (14)	P (1,15)		P (15)				P (15)	(15)	
Residential Care Facility - 15 or More Residents (3)						(16)	(16)	P		P				(16)	*	
Nursing Home						C	C	P		P					*	
Boarding House						C	C	C		C				C	*	
Accessory Dwelling Unit	A	A	A		C	C	C	A	C	C	(7)	C	C	C		
Accessory Residential Structure	A	A	A	C	C	C	C					C	C	C	*	
Urban Infill Project (24)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	*	
PUBLIC AND SEMI-PUBLIC																
Noncommercial Amusement Facility																
Indoor								C	P	P	P	P	P	C	*	P
Outdoor								C	C	P	C	P	P	C	*	P
Educational Facilities																
Elementary School	C	C	C	C	C	C	C	C	P	P	C			C	*	
Middle School	C	C	C		C	C	C	C	P	P	C			C	*	
High School	C	C	C		C	C	C	C	C	P	C			C	*	
College, University or Vocational School					C	C	C	C	C	P	P	P	P	C	*	
Library					C	C	C	P	P	P	P			C	*	
Cultural Facility					C	C	C	P	P	P	P				*	C
House of Worship	C (4)	C (4)	C (4)		C (4)	C (4)	C (4)	P	C	P				C	*	
Cemetery (21)	C	C	C		C	C	C	C	C	P	C	C	C	C	*	
Hospital/Medical Clinic								C	C	P	C				*	
Public Transportation Terminal							C		C	C	C	C	C	C	*	
Communication Tower (3)					C	C	C	C	C	C		(19)	(19)	C	*	C
Solid Waste Disposal Facility										C		C	C	C	*	
Government Owned Use/Public Facilities (6)	C	C	C		C	C	C	P	P	P		P	P	P	(6)	P
Community Resource Facility (3)							(21)	(21)	(21)	(21)					(21)	

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LAND USE CATEGORY	RMOI	RC-1 ⁺	GC-2 ⁺	SC-3 ⁺	RI-1	MI-2	AG	PD
COMMERCIAL								
Retail Sales & Service (3) Indoor		P	P	P	A	C		*
Outdoor Display - New Merchandise			P	C	C	C		*
Outdoor Display - Used Merchandise			C	C	C	C		*
Outdoor Storage			C		C	C		*
Temporary Commercial Amusement		C	C	C	C	C		
Business & Professional Office	P	P	P	P	P	P		*
Bail Bond			P		P	P		
Exceptional Uses (3) (20)			C					
Nonhazardous Research & Testing Lab. (3)			P		P	P		*
Business Training Schools	P		P	C (23)	P	P		*
Restaurant		P	P	P	C	C		*
Drive-Thru Restaurant		C	P					*
Sidewalk Café				P (22)				
Pharmacy/Drug Stores and Medical Marijuana Dispensary			P(3)					*(3)
TRANSIENT LODGING & ENTERTAINMENT								
Transient Lodging Establishment			P	P				*
Commercial Amusements Indoor (Except Adult Performance Establishments and Adult Arcade Amusement Centers)		(8)	P	C				*
Adult Performance Establishment (18)					P	P		
Adult Arcade Amusement Center (3)					(12)	(12)		
Outdoor (Except Adult Performance Establishments and Adult Arcade Amusement Centers)			C	C				*
Motion Picture Theater Indoor			P	P				*
Outdoor			P					*
VEHICULAR USES (3)								
Vehicular Service (8)		C	C		P	P		*
Vehicular Repair			C		C	P		*
Vehicular Rental			C		P	P		*
Vehicular Rental Office (5)		C	P	P	P	P		*
Major Equipment Rental (5)			C		P	P		*
Major Equipment Repair					C	P		*
Vehicular Dealer Sales (9)			C					*
Vehicular Accessory Sales and Installation			C		C	C		*

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LAND USE CATEGORY	RMOI	RC-1+	GC-2+	SC-3+	RI-1	MI-2	AG	PD	
MISCELLANEOUS BUSINESS AND SERVICES									
Funeral Home and/or Crematory (17)			P	C	P	P		*	
Laundromat			C	C	C	C			
Printing & Publishing			P	P	P	P		*	
Domestic and Business Service			Indoor	P	P	P	P	*	
			Outdoor	C	C	P	P	*	
Landscaping Service Establishment			Indoor	P	P	P	P	*	
			Outdoor	C		P	P	P	*
Auction Sales Establishment			Indoor	P	P	P	P	*	
			Outdoor	C		P	P		*
Aircraft Sales Establishment			Indoor			P	P	*	
			Outdoor			P	P		*
Small Animal Boarding Kennel		C	Indoor	P	C	P	P	P	*
			Outdoor		C		P	P	C
Veterinarian & Animal Hospital		C	Indoor	P	C	P	P	P	*
			Outdoor		C		P	P	C
Welding Establishment (3)			C		P	P		*	
INDUSTRIAL									
Wholesale & Storage (10)									
Nonhazardous (3)			Indoor		C		P	P	*
			Outdoor		C		C	P	*
			Tank		C		C	P	*
Hazardous (3)			Indoor		C		P	P	*
			Outdoor		C		C	C	*
			Tank				C	C	*
Junkyard (3)						C	*		
Laundry And Dry Cleaning Plant			C		P	P		*	
Manufacturing									
Nonhazardous (3)			Indoor		C		P	P	*
			Outdoor		C		C	C	
Hazardous (3)			Indoor				C	P	*
			Outdoor					C	
AGRICULTURAL									
Agriculture							P	*	
Animal Raising							C	*	
Mining (3)								*	
Agriculture Processing Establishment					C	C	C	*	

FOOTNOTES

- “P” Indicates that the use listed is permitted as-of-right within the corresponding zoning district (See Schedule C, Area and Dimension Regulations).
- “A” Indicates that the use is permitted only after review by Planning and Development Services staff and approval by the Administrative Official.
- “C” Indicates that the use listed is allowed within the corresponding zoning district only after being approved by the Planning and Zoning Commission as a major conditional use.
- “*” Indicates that the use listed is allowed subject to complying with Planned Development Project Regulations (See Schedule D, Planned Development Project Regulations).
- “+” Schedule S, Historic Preservation, and Schedule U, Overlay Districts, may impose additional regulations in this zoning district.
- “▲” Only for existing platted lots and new subdivisions with ten (10) or less lots.

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- (1) Residential uses in the RMOI Zoning district shall be only in conjunction with office and/or institutional uses.
- (2) Day care is only permitted as an accessory use to a residential complex or development and is not permitted in an individual residential unit.
- (3) This use is subject to certain specific requirements. (See Schedule E, Additional Requirements and Provisions for Specific Uses.)
- (4) A house of worship located in the SR-1AA, SR-1A, SR-1, MR-1, MR-2 and MR-3 zoning districts shall be permitted to have only limited educational and day care facilities and only as an accessory use. No facilities defined in Schedule A, Glossary, as community resource facilities shall be permitted as accessories to a house of worship in these residential zoning districts.
- (5) In addition to the parking requirements of Schedule H, the rental use shall provide parking for rental vehicles and/or equipment.
- (6) Government owned uses are allowed subject to the same requirements as non-government owned uses of the same type except for noncommercial amusement facilities which shall be allowed within any zoning district and shall not require conditional use approval.
- (7) On commercial buildings in SC-3 on floors 2 and higher, accessory dwelling units or multi-family dwellings are permitted. On the first floor, residential use may be permitted with a conditional use, if appropriate.
- (8) Automobile and Truck Service includes the following: Automobile Parking Establishment, Automobile Cleaning Establishment and Gasoline Service Station.
- (9) Automotive Dealer Sales includes the following: Automobile Sales, Truck Sales, Boat Sales, Major Equipment Sales, Mobile Home Sales, Travel Trailer Sales and Automotive Specialty Sales.
- (10) Wholesale and Storage includes the following: Construction and Contractor Yards, Heating Fuel Sales and Nonretail Sales and Service.
- (11) If such use is in conjunction with a church and/or an elementary school, such use is allowed as a conditional use.
- (12) Such use is allowed within the corresponding zoning district only after being approved as a conditional use and after approval by the City Commission.
- (13) Such use shall be allowed provided that such use shall not be located within a radius of 1,000 feet of another existing Community Residential Home.
- (14) Such use shall be allowed provided that such use shall not be located within a radius of 1200' of another home in a Multi-Family Zone or within 500' of a Single Family Zone boundary.
- (15) Such use shall be allowed provided that such use shall not be located within 500' of a Single Family zone.
- (16) Such use shall be allowed as a conditional use provided that such use shall not be located within a radius of 1200' of another residential care facility or a community residential home in a multi-family zone or within 500 feet of a single family boundary.
- (17) Crematory facilities only allowed in RI-1 and MI-2 Zoning Districts.
- (18) Adult Performance Establishments shall comply with all requirements and provisions set forth in Ordinance No. 3185, entitled "The City of Sanford Adult Entertainment Code" and all other applicable provisions of the Sanford City Code and state law.
- (19) Communication towers up to a maximum height of two hundred (200) feet shall be allowed by right. Communication towers greater than two hundred (200) feet in height shall be allowed only after being approved as a conditional use. Such use is allowed within corresponding zoning district only after being approved as a Conditional Use. Further, such use shall not be located within a radius of 1,500' of another such use nor shall such use be located within 300' of a school, church, park or residentially zoned land.
- (20) Such use is allowed within corresponding zoning district only after being approved as a Conditional Use. Further, such use shall not be located within a radius of 1,500' of another such use nor shall such use be located within 300' of a school, church, park or residentially zoned land.
- (21) Such use is allowed within corresponding zoning district only after being approved as a Conditional Use and after approval by the City Commission. Further, such use shall not be located within a radius of 1,500' of another such use nor shall such use be located within 300' of a school, church, park or residentially zoned land. The City Commission shall have the authority to waive this provision during the approval process if the Commission determines that the proposed community resource facility primarily serves the interests of the specific neighborhood.
- (22) See Schedule E, Section 20.0 for Sidewalk Café procedures and requirements.
- (23) Business training schools are not permitted on the ground floor.
- (24) Schedule E may impose additional requirements on some uses. Section 15.B (Permitted Use) of Schedule E does not apply for Two Family Dwellings in any single family zoning district pursuant to Ordinance No. 4226.
- (25) Such uses shall be allowed within the Downtown Overlay District and Riverfront Overlay District, according to Schedule U.