

### T5 URBAN CENTER

T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

#### PERMITTED USES

- Accessory Unit
- Bed & Breakfast (up to 6 rooms)
- Business Training Schools
- Cafe/Sidewalk Cafe <20 seats\*
- Display Gallery
- Fire Station
- Fountain or Public Art
- Funeral Home
- Hotel (no room limit)
- Inn (up to 10 rooms)
- Kiosk
- Library
- Live Theater
- Live-Work Unit
- Medical Clinic
- Movie Theater
- Multi-Family
- Museum
- Office Building
- Outdoor Auditorium
- Parking Lot/Garage
- Playground
- Police Station
- Restaurant
- Retail Building
- School Dormitory
- Single Family Attached
- Single Family Detached
- Single Family Semi-Detached
- Surface Parking Lot
- Veterinary Clinic

#### SPECIAL USES

- o Auto Sales/Rental
- o Automotive Specialty
- o Boarding House
- o Cemetery
- o Childcare Center\*
- o College
- o Conference Center
- o Convention Center
- o Cultural
- o Drive - Through Facility
- o Educational
- o Electric Substation
- o Exhibition Center
- o Hospital
- o Ice Plant
- o Indoor Amusement Center
- o Laboratory Facility
- o Light Industrial Facility
- o Lounge
- o Marina
- o Outdoor Amusement Center
- o Passenger Terminal
- o Push Cart
- o Schools, Public & Private\*
- o Service Station/Repair
- o Special Events
- o Sports Stadium
- o Warehouse
- o Wireless Transmitter

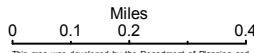
\*See Table 4.7 of Form Based Code for additional requirements.

#### DEVELOPMENT STANDARDS

Building Height:  
 Principal Building - 5 stories max. 2 min.  
 Outbuilding - 2 stories max.  
 Setbacks - Principal Building:  
 Front Principal - 0 ft. min. 8 ft. max.  
 Front Secondary - 0 ft. min. 8 ft. max.  
 Side - 0 ft. min. 24 ft. max.  
 Rear - 3 ft. min. or 15 ft. from centerline of alley  
 Lot Width: 18 ft. min.  
 Lot Coverage: 80% max  
 Parking:  
 Residential - 1.0 spaces per dwelling unit  
 Lodging - 0.5 space per guest unit  
 Office - 1.0 space per 500 sq. ft. of floor area  
 Retail - 1.0 space per 500 sq. ft. of floor area  
 See page 4.36 of Form-Based Code for T5 information.

#### Legend

- Urban Center (T5)
- Form Based Code Area
- Parcels
- City Limits



CITY OF BRADENTON  
 Department of Planning & Community Development  
 101 Old Main Street  
 Bradenton, Florida 34205  
 941.932.9400