

Sec. 3.1.4. Use Table

District Category	Residential				Mixed-Use			Commercial/ Industrial			Special Purpose			Overlay Districts			Definitions & Standards
	Zoning District	RR	VRN	RN-1	RN-2	UR	C-1	C-2	C-3	I-1	I-2	CN	P-R	P-B	/GS	/DT	
Agriculture																	
Rural Agriculture	A	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	Sec.3.2.2
Urban Agriculture	A	A	A	A	A	A	A	-	-	-	-	A	A	A	A	-	Sec 3.2.3
Civic																	
Civic Assembly	B	B	B	B	B	A	A	A	B	-	-	A	A	B	-	-	Sec. 3.3.2
Education																	Sec. 3.3.3
Primary Education	B	B	B	B	B	B	A	-	-	-	-	-	A	-	B	-	Sec 3.3.3
Secondary & Higher Education	-	-	C	C	C	C	B	-	-	-	-	-	B	-	C	-	Sec.3.3.3.C
Government Facility																	Sec.3.3.4
Major Facilities	-	-	-	-	-	-	-	B	C	-	B	C	-	-	-	-	Sec.3.3.4.B
Minor Facilities	-	-	-	-	B	A	A	A	A	B	A	A	A	-	B	A	Sec.3.3.4.C
Recreation and Open Space	A	A	A	A	A	A	A	-	-	-	B	A	A	A	A	A	Sec.3.3.5
Commercial																	
Adult Entertainment	-	-	-	-	-	-	A	A	A	-	-	-	-	-	-	B	Sec. 3.4.2
Alcohol Beverage Establishment	-	-	-	-	-	A	A	A	A	A	-	-	-	-	-	A	Sec.3.4.3
Day Care																	Sec.3.4.4
Day care home (≤6 persons)	A	A	A	A	A	A	-	-	-	-	-	-	-	-	-	-	Sec.3.4.4.C
Day care home (>6 persons)	-	-	-	A	A	A	A	A	-	-	-	-	-	A	B	A	Sec.3.4.4.D
Lodging																	Sec.3.4.5
Bed & Breakfast (≤5 rooms)	B	B	A	A	A	A	A	-	-	-	-	-	-	-	A	A	Sec.3.4.5.C
Boutique Hotel (≤15 rooms)	-	-	-	A	A	A	A	-	-	-	-	-	-	-	A	A	Sec.3.4.5.D
Hotel (>15 rooms)	-	-	-	B	A	B	A	-	-	-	-	-	-	-	-	B	Sec.3.4.5.E
Vacation Rental-Reserved																	Sec.3.4.5.F
Medical																	Sec.3.4.6
Hospital	-	-	-	-	-	-	B	B	B	B	-	-	A	-	-	B	Sec.3.4.6.A
Pharmacy	-	-	-	-	B	B	B	-	-	-	-	-	B	-	-	B	Sec.3.4.6.B
Mini-Warehouse	-	-	-	-	-	B	A	A	A	-	-	-	-	-	-	-	Sec.3.4.7

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	RR	VRN	RN-1	RN-2	UR	C-1	C-2	C-3	I-1	I-2	CN	P-R	P-B	/GS	/DT		/DC
Zoning District	RR	VRN	RN-1	RN-2	UR	C-1	C-2	C-3	I-1	I-2	CN	P-R	P-B	/GS	/DT	/DC	
Office	-	-	-	-	A	A	A	A	-	B	-	A	A	A	B	A	Sec. 3.4.8
Recreation, Indoor	-	-	-	-	-	-	A	A	A	B	-	A	A	-	-	B	Sec.3.4.9
Recreation, Outdoor	-	-	-	-	-	-	-	A	B	-	-	A	A	-	-	-	Sec 3.4.10
RV Campground	-	-	-	A	A	-	B	B	-	A	-	B	B	-	-	-	Sec. 3.4.11
Restaurant	-	-	-	B	A	B	A	A	A	A	-	-	B	-	-	-	Sec. 3.4.12
Retail & Services, Heavy	-	-	-	-	-	-	B	A	A	-	-	-	B	C	-	-	Sec 3.4.13
Flea Market	-	-	-	-	-	-	B	A	A	-	-	-	-	-	-	-	Sec.3.4.13.C
Retail & Services, Light	-	-	-	B	B	A	A	A	-	-	-	-	A	A	B	A	Sec.3.4.14
Commercial Center (CC)																	Sec.3.4.15
Community CC																	
(< 150,000 SF)	-	-	-	-	-	B	A	A	-	-	-	-	-	-	-	A	Sec.3.4.15.A
Regional CC																	
(≥ 150,000 SF)	-	-	-	-	-	-	A	A	-	-	-	-	-	-	-	A	Sec.3.4.15.B
Vehicle Service & Repair																	Sec. 3.4.16
Major vehicle Service	-	-	-	-	-	-	-	A	A	A	-	-	A	-	-	-	Sec. 3.4.16.D
Minor Vehicle Service	-	-	-	-	-	B	A	A	A	A	-	-	A	-	B	A	Sec. 3.4.16.E
Industrial																	
Artisan Manufacturing	-	-	-	-	A	A	A	A	A	-	-	A	A	-	-	A	Sec. 3.5.2
Heavy Industrial	-	-	-	-	-	-	-	-	B	A	-	-	-	-	-	-	Sec.3.5.3
Light Industrial	-	-	-	-	-	-	B	A	A	A	-	-	B	-	-	-	Sec.3.5.4
Warehouse	-	-	-	-	-	-	-	A	A	A	-	-	A	B	-	-	Sec.3.5.5
Waste/Recovery																	Sec. 3.5.6
Junkyard	-	-	-	-	-	-	-	B	B	A	-	-	B	-	-	-	Sec.3.5.6.D
Recycling Center, Outdoor	-	-	-	-	-	-	B	A	A	A	-	-	A	-	-	-	Sec.3.5.6.E
Recycling Center, Indoor	-	-	-	-	-	-	-	A	A	A	-	-	-	-	-	-	Se.3.5.6.F
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 3.5.7

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Residential																		
Congregate Living																		Sec.3.6.2
Assisted Living Facility	-	-	-	A	A	-	A	-	-	-	-	-	-	-	-	A	-	Sec 3.6.2.B
Community residential home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec 3.6.2.C
6 or few residents	A	A	A	A	B	-	B	-	-	-	-	-	-	A	B	-	Sec. 3.6.2.C.1	
7 to 14 residents	-	-	-	A	A	-	A	-	-	-	-	-	-	-	A	-	Sec. 3.6.2.C.2	
15+ residents	-	-	-	B	A	-	A	-	-	-	-	-	-	-	B	-	Sec 3.6.2.C.3	
Group Housing	-	-	-	A	A	-	A	-	-	-	-	-	-	-	B	-	Sec.3.6.2.D	
Nursing home	-	-	-	A	A	-	A	-	-	-	-	-	-	-	B	-	Sec.3.6.2.E	
Master Planned (Cluster) Development	A	A	A	B	-	B	-	-	-	-	-	-	-	A	-	-	Sec.3.6.3	
Live/work	B	B	B	B	A	A	A	-	-	-	-	A	A	B	A	A	Sec.3.6.4	
Mobile home park	-	-	-	A	A	-	B	-	-	-	-	-	-	-	-	-	Sec.3.6.5	
Multi-unit,																	Sec. 3.6.6	
Multiplex (<9 units)	-	-	B	A	A	B	A	-	-	-	-	-	-	A	B	B	Sec. 3.6.6. D	
Apartment (≥9 units)	-	-	-	B	A	-	A	-	-	-	-	-	-	-	B	A	Sec.3.6.6.E	
Single-unit, attached	-	A	A	A	A	A	A	-	-	-	-	A	-	A	A	-	Sec. 3.6.7	
Single-unit, detached	A	A	A	A	A	A	A	-	-	-	-	-	-	A	B	-	Sec.3.6.8	
Transportation/ Utilities																		
Airport & Heliport	-	-	-	-	-	-	-	-	B	B	-	-	B	-	-	-	Sec.3.7.2	
Power Generation	B	-	-	-	-	-	-	-	B	B	-	-	B	-	-	-	Sec. 3.7.3	
Service station/ Truck stop	-	-	-	-	-	B	A	A	A	A	-	-	A	-	-	B	Sec.3.7.4	

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Utilities																		
Major Utilities	B	B	B	B	B	B	B	B	B	B	-	-	A	-	B	B	Sec.3.7.5.B	
Minor Utilities	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Sec 3.7.5.C	
Wireless Communication Facility	-	-	-	-	-	-	-	B	B	B	-	-	A	-	-	-	Sec 3.7.6	
Accessory Structures and Use																		
Accessory Dwelling Unit	A	A	A	A	A	A	A	A	A	A	A	A	A	-	B	-	Sec. 3.8.2	
Boathouses, Docks, Piers	A	A	A	A	A	A	A	A	A	A	-	A	A	A	A	A	Sec 3.8.3	
Communication Devices	A	A	A	A	A	A	A	A	A	A	-	A	A	A	A	A	Sec.3.8.4	
Collection Bin	-	-	-	-	-	A	A	A	A	A	-	-	A	-	-	-	Sec.3.8.5	
Drive- Thru Facility	-	-	-	B	A	A	A	A	B	-	-	-	A	-	B	A	Sec.3.8.6	
Home Based Business	A	A	A	A	A	A	A	-	-	-	-	-	-	A	-	-	Sec.3.8.7	
Micro-brewery	-	-	-	-	B	A	A	A	A	A	-	-	-	-	-	-	Sec.3.8.8	
Reserved																	Sec.3.8.9	
Renewable Resource Structures	A	A	A	A	A	A	A	A	-	-	-	-	-	-	-	-	Sec.3.8.10	
Residential Accessory Structures	A	A	A	A	A	A	A	-	-	-	-	A	A	A	A	-	Sec. 3.8.1	
Sidewalk Café	-	-	-	B	B	A	A	-	-	-	-	-	A	-	B	A	Sec. 3.8.11	
Swimming Pools & enclosures	A	A	A	A	A	A	A	-	-	-	-	A	A	A	A	A	Sec. 3.8.12	
Sales and Storage of Gas	B	-	-	-	-	B	A	A	A	A	-	-	A	B	A	-	Sec. 3.8.13	
Temporary Use Structures																		
Farmers' Market	A	A	A	A	A	A	A	A	-	-	-	A	A	A	A	A	-	Sec.3.9.2
Food Truck	-	-	-	A	A	A	A	A	A	A	-	A	A	-	-	A	Sec. 3.9.3	
Open Air Seasonal Sales	-	-	-	-	-	A	A	A	A	-	-	A	A	A	A	-	Sec.3.9.4	
Roadside Stands	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec.3.9.5	
Special Events	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Sec.3.9.6	
Temporary Events Tents	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Sec.3.9.7	
Temporary Construction Buildings	A	A	A	A	A	A	A	A	A	A	-	A	A	A	A	A	Sec.3.9.8	
Portable Storage Container	A	A	A	A	A	A	A	A	A	A	-	A	A	A	A	A	Sec.3.9.9	

Sec. 3.2. Agricultural

Sec. 3.2.1. General

A. **Defined.**

1. Bona fide agriculture and/or silviculture means the good faith commercial agricultural and/or silvicultural use of the land determined by using the factors outlined in F.S. § 193.461.
2. Agricultural Tax Exempt Properties means in Polk County, in order to qualify for an agricultural tax exempt status, the property must be fenced, and must be certified by an inspector, from the Polk County Property Appraisers Office. All rules for tax exempt status are in accordance with 193.461, F.S.
3. Agritourism is any agricultural related activity consistent with a bona fide farm, livestock operation, ranch, or in a working forest which allows members of the general public for recreational entertainment, or educational purposes, to view or enjoy activities, including farming, ranching, historical, cultural, civic, ceremonial, training and exhibition, or harvest- your- own activities and attractions.

B. **Includes.** Agriculture includes, but is not limited to, "horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee, pisciculture (breeding, hatching, and rearing of fish), when the land is used principally for the production of tropical fish; aquaculture; sod farming; and all forms of farm products and farm production." F.S. § 193.461.

C. **Annexed property.** Such properties may be annexed into the City of Lake Alfred and continue an already qualified agricultural use, as allowed by the State, under 193.461, F.S.

Sec. 3.2.2. Rural agriculture

A. **Defined.** Rural Agriculture means the cultivation of plants and livestock in residential areas that are characterized as agricultural in nature.

B. **Includes.**

1. **Commercial greenhouses and orchards.**
2. **Groves, row crops, and vineyards.**
3. **Plant nurseries, horticulture, and ornamental horticulture areas.**
4. **Ranching and pasturing livestock.**

Sec. 3.2.3. Urban Agriculture

A. **Defined.** Cultivation of plants and limited livestock on a lot no greater than one (1) acre in area, within the core of the City with municipal infrastructure. Food products sold for human consumption may require permits from the Florida Department of Agriculture and Consumer Services (FDACS) Division of Food Safety and/ or Division of Fruit and Vegetables.

B. **Includes.**

1. **Aquaponics/hydroponics.**
2. **Community/market gardens.**
3. **Limited livestock.**

C. **Within Downtown.** All urban agricultural activities shall be contained within an enclosed structure or on a rooftop.

D. **Aquaponics/hydroponics.** Raising plants and/or aquatic species in a closed system that is in no way connected to natural waterways.

E. **Community or market gardens.** Community Gardens mean means land used for the cultivation of fruits, vegetables, plants, flowers or herbs by multiple users. Activities may include in districts allowing retail sales, the incidental retail sale, of edible fruits or vegetables or other plant products.

1. **Property maintenance.** The property shall be maintained in an orderly and neat condition:
 - a. No trash or debris shall be stored or allowed to remain on the property outside of approved garbage containers.
 - b. Tools and supplies shall be stored indoors or removed from the property daily.
 - c. Vegetative material (e.g., compost), additional dirt for distribution and other bulk supplies shall be stored to the rear or center of the property, shall be kept in a neat and orderly fashion and shall not create a visual blight or offensive odors.
 - d. Large power tools (e.g., mowers, tillers) shall be stored at the rear of the property.
 - e. The community garden shall be designed and maintained to prevent any chemical pesticide, fertilizer or other garden waste from draining off of the property. Pesticides and fertilizers may only be stored on the property in a locked