

PERMITTED USES IN O&I OFFICE & INSTITUTIONAL

USES PERMITTED BY RIGHT

The uses listed below are permitted as of right.

<u>Accessory Uses</u>
Accessory Uses (See §5.1)
<u>Accommodations and Group Living</u>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Group Home / Residential Care Facility, Level I
Group Home / Residential Care Facility, Level II
Child and youth services
Nursing, supervision, adult care homes, group care facilities and other rehabilitative services
<u>General Sales or Service</u>
Administrative services, travel arrangement and reservation services, investigation and security services (locksmiths)
Antique shops
Electronic equipment (small) sales and service
Finance and insurance services (bank, credit and finance, insurance related)
Florist
Mail order or direct selling establishments/electronic shopping and mail order houses
Medical equipment sales, rental or leasing
Office building (general)
Personal services (e.g.: nail salons, barbers, shoe repair and similar establishments) not otherwise listed
Pharmacy or drugstore without drive through facility
Printing or publishing services
Professional services (legal, accounting, architectural, graphic, consulting services, research and development, advertising, etc.)
Real estate, sales rental & leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, no drive-in or drive-through facilities
Services to buildings and dwellings (Extermination, janitorial, landscaping, carpet and upholstery cleaning, packing and crating, etc.) no outside storage
<u>Industrial & Manufacturing Use</u>
Contractors' offices/shop without outdoor storage areas
<u>Arts, Recreation & Entertainment</u>
Aquarium or planetarium
Amphitheater
Art galleries
Exhibition convention, or conference structure
Fitness and recreational sports, gym, health, spa, reducing salon, swimming pool/ auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Museums art galleries

Parks, playgrounds, and athletic fields operated on a noncommercial basis
Education, Public Administration, Health Care and Institutional
Civic, social and fraternal organizations, including community centers, meeting halls, community halls, reception halls, wedding halls for assembly and recreation
Crematorium & embalming
Day care facility, adult (See §5.38)
Fire, sheriff and emergency
Funeral homes
Governmental functions, not otherwise listed
Hospitals
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care and blood or organ banks
Post office
Religious complex (less than 350 seats) new site
Religious complex (more than 350 seats) new site
Religious complex (any size), addition to existing complex site
Schools continuing education (alternative, adult colleges and universities and technical, trade, and other specialty schools)
Schools, pre-k – secondary (nursery and preschool, grade schools, elementary, middle and high school), addition to new site
Schools, pre-k – secondary (nursery and preschool, grade schools, elementary, middle and high school), addition to existing site
Schools, fine and performing arts
Social assistance, welfare and charitable services
Transportation, Communication and Utilities
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)
Utility lines (including electric lines, phone/cable lines distribution circuits, gas/fuel lines/water lines, steam/air conditioning lines, irrigation channels and sewer/waste water lines)
Agriculture
Animal production and support services (unincorporated in Lee County)
Crop production and support functions, (unincorporated in Lee County)
Crop production and support functions (Sanford and Broadway)
Forestry and logging and support services, (unincorporated Lee County)

PERMITTED USES WITH DEVELOPMENT REGULATIONS

The uses listed below are permitted as of right and are also subject to the requirements of Supplemental Development Regulations.

Residential Uses
Home occupancy (See §5.16)
Accommodations and Group Living
Bed and breakfast inn (See §5.4)
Hotel, motel, and tourist court (See §5.17)

Industrial & Manufacturing Uses
Landfills, LCID (2 acres or less in size) (See §5.19)
Education, Public Administration, Health
Cemeteries, public and private (does not include individual family plots) (See §5.6)
Day care facility, child care center (See §5.10)
Day care facility, home child care (See §5.10)

PERMITTED AS A SPECIAL USE

Special uses are subject to all other applicable standards of this ordinance and those requirements that may reasonably be imposed by the County of Lee consistent with the criteria set forth in §3.5 of this ordinance and any Development Regulations which may apply to said use.

Residential Uses
Dwelling, duplex (two-family dwelling) (See §5.47)
Dwelling, modular home
Dwelling, single-family detached
Accommodations and Group Living
Group Home / Residential Care Facility, Level III
Group Home / Residential Care Facility, Level IV
Art, Recreation & Entertainment
Sports stadiums or arenas
Transportation, Communication, and Utilities
Sewage treatment and water treatment plants

PERMITTED AS A SPECIAL USE WITH DEVELOPMENT REGULATIONS

The uses below are permitted as a special use, but will also be subject to Supplement Development Regulations.

Residential Uses
Dwelling, multifamily (three or more units) (See §10.3)
Dwelling, single-family attached (townhouses) (See §5.50)
Industrial & Manufacturing Uses
Landfills, C&D or LCID (greater than 2 acres in size) (See §5.20)
Transportation, Communication, and Utilities
Solar collectors, commercial (See §5.39)
Telecommunication Towers (See §5.33)