

Mixed Use-3 (MU-3).

[Sec. 104-32. - Mixed Use-3 \(MU-3\) zoning district.](#)

B. The following uses are allowed in the MU-3 zoning district; all other uses are prohibited;

1. Single-family detached dwellings on individual parcels;
2. Family community residences that comply with the standards specified in section 110-9.A.
3. Public and private schools grades K—12.
4. Public or noncommercial private recreation.
5. Accessory uses or structures as set forth in chapter 110.
6. Public utilities customarily found in residential areas;
7. Family day care homes pursuant to F.S. § 125.0109.
8. Bed and breakfast inns;
9. Attached dwellings, up to five units attached;
10. Multi-family structures up to 20 dwelling units per acre;
11. Neighborhood-scale commercial uses, not to exceed 20,000 square feet of heated and cooled space in size per parcel. Such uses may include:
  - i. Professional office and personal services.
  - ii. Private childcare or day care for children.
  - iii. Commercial recreational facilities.
  - iv. Grocery and convenience retail including but not limited to beauty parlor, barber shop, laundromat, dry cleaner, and other retail establishments meant to serve the immediate vicinity.
  - v. Athletic clubs, dance or music studios.
  - vi. Food establishments without a drive-thru window.
  - vii. Other similar uses serving the neighborhood area.
12. Uses with drive-thru structural component, except for those uses associated with a restaurant business.
13. Retail business.
14. Transitional community residences that comply with the standards specified in section 110-9.A.
15. Recovery communities that comply with the standards specified in section 110-10.A.

C. The following uses are allowed as a conditional use in the MU-3 zoning district:

1. Family community residences that do not comply with the standards specified in section 110-9.A.
2. Transitional community residences that do not comply with the standards specified in section 110-9.E.
3. Recovery communities that do not comply with the standards specified in section 110-10.