

Sec. 2.2.3. Mixed Use Districts

- A. **Purpose.** The intent of the Mixed-Use Districts is to enable efficient use of land and energy resources by allowing a mix of uses to co-locate thus reducing the need for automobile trips and promoting a distinctive and compact walkable place. Higher densities of 6-24 units per/net area also support additional modes of transportation such as transit.
- B. **Mixed use districts.** There are three (3) mixed-use zoning districts.
1. **Urban Residential (UR).** The Urban Residential (UR) district intends to promote complete, walkable communities that offer a variety of housing types and styles and enable people of all ages and incomes.



2. **Neighborhood Activity Center (C-1).** The Neighborhood Activity Center district provides for clusters of neighborhood-serving commercial, office, residential, recreational, and cultural facilities.
3. **Mixed-Use Corridor (C-2).** The Mixed-Use Corridor district provides for mixed residential and commercial uses extending along and oriented to collector and arterial roads, at intensities compatible with adjacent neighborhoods. A mixture of land uses is specifically encouraged.

Sec. 2.2.4. Commercial/Industrial Districts

- A. **Purpose.** The intent of the Commercial/Industrial Districts are to accommodate the facilities necessary for intense commercial and/or industrial activity including the processing, fabrication, manufacturing, and distribution of goods. District areas shall be compatible with adjacent land uses, promote a variety of employment opportunities and facilitate a diversified economic base, and promote efficient use of public facilities and services.
- B. **Commercial/industrial districts.** There are three (3) commercial/industrial zoning districts.
1. **Commercial Activity Center (C-3).** The Commercial Activity Center (C-3) district is intended to provide for intense community-serving commercial and light-industrial uses. These activity centers are intended for locations where a combination of arterial street(s) and four lane collector street(s) are available with transit services providing access to other activity centers and surrounding neighborhoods.
 2. **Light Industrial (I-1).** The Light Industrial (I-1) district provides for light manufacturing, processing, storage and warehousing, wholesaling, and/or distribution not involving the use of any materials, processes or machinery likely to require buffering due to undesirable impacts beyond the property line. Service and commercial activities relating to the character of the district are permitted. Regulations are intended to prevent or reduce friction between uses in this district and protect nearby residential districts.
 3. **Heavy Industrial (I-2).** The Heavy Industrial (I-2) district provides for heavy manufacturing and closely related uses that may involve potential nuisances in terms of noise, odor, emissions of particulate matter, lighting, and other potential nuisance factors or undesirable effects upon nearby residential or business property. To avoid burdensome regulations on heavy manufacturing, requirements in this district are intended to provide protection principally against harmful effects to other districts.

3. **Residential Neighborhood 1 (RN-1).** The Residential Neighborhood 1 district accommodates low density residential development consisting primarily of single-unit, detached dwellings. While this district remains effective for property currently zoned Residential Neighborhood 1 (RN-1), the future application of this zoning district shall be prohibited effective (11/19/2024).



4. **Residential Neighborhood 2 (RN-2).** The Residential Neighborhood 2 district accommodates higher density residential uses, typically consisting of a mix of housing types such as townhouses, duplexes, and apartments. Except as provided in Sec. 2.4 of this Code, beginning on the effective date of *City of Lake Alfred Ordinance No. 1553-25*, the application of the RN-2 district for single-unit detached dwellings shall be prohibited.



5. **Mobile Home Park (MHP) District.** Subject to Chapter 723 of the Florida Statutes, on the effective date of *City of Lake Alfred Ordinance No. 1553-25*, the zoning designation of Mobile Home Park District is hereby established for the purpose of providing a zoning designation for the establishment and/or development of Mobile Home Park(s) (as defined in Sec. 3.6.5.A).

The Mobile Home Park District is intended to provide a residential environment for Mobile Home(s) occupied as a Dwelling and includes, but shall not be limited to, land use(s), activity(ies), and service(s) which are consistent and compatible with residential neighborhoods. The Mobile Home Park District shall permit only such use(s), activity(ies), and service(s) which are consistent and compatible with a residentially zoned community and/or neighborhood with a residential density that does not exceed the maximum residential density applicable to any Mobile Home Park with a zoning designation of Mobile Home Park District.

The Mobile Home Park District shall not permit any commercial and/or industrial use(s) or activity(ies); and, the Mobile Home Park District may permit residential densities of up to six (6) Dwelling Units per developable acre. The maximum residential density shall be determined pursuant to Sec. 2.1.1.A.2 of this Code.

Sec. 3.1.4. Use Table

District Category	Residential				MHP	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	-	-	-	-	-	-	-	-	-	-	-	-	-	UL	Pr	Pr	Sec.3.2.2
Urban Agriculture	A	A	A	A	-	A	A	A	-	-	-	-	A	A	UL	UL	UL	Sec.3.2.3
Civic																		
Civic Assembly	B	B	B	B	-	B	A	A	A	B	-	-	A	A	UL	UL	UL	Sec. 3.3.2
Education																		Sec. 3.3.3
Primary Education	B	B	B	B	-	B	B	A	-	-	-	-	A	C	UL	UL		Sec. 3.3.3
Secondary & Higher																		Sec.3.3.3.C
Education	-	-	C	C	-	C	C	B	-	-	-	-	B	C	UL	UL		Sec.3.3.3.C
Government Facility																		Sec.3.3.4
Major Facilities	-	-	-	-	-	-	-	-	B	C	-	B	C	-	Pr	Pr	Pr	Sec.3.3.4B
Minor Facilities	-	-	-	-	-	B	A	A	A	A	B	A	A	A	UL	UL	UL	Sec.3.3.5
Recreation and Open Space	A	A	A	A	-	A	A	A	-	-	-	B	A	A	UL	UL	UL	Sec.3.3.5
Commercial																		
Adult Entertainment	-	-	-	-	-	-	-	A	A	A	-	-	-	-	UL	Pr	Pr	Sec. 3.4.2
Alcohol Beverage Establishment	-	-	-	-	-	-	A	A	A	A	A	-	-	-	UL	UL	Pr	Sec.3.4.3
Day Care																		Sec.3.4.4
Day care home (≤6 persons)	A	A	A	A	-	A	A	-	-	-	-	-	-	UL	UL	UL		Sec.3.4.4.C
Day care home (>6 persons)	-	-	-	A	-	A	A	A	A	-	-	-	-	UL	UL	UL		Sec.3.4.4.D
Lodging																		Sec.3.4.5
Bed & Breakfast (≤5 rooms)	B	B	A	A	-	A	A	A	-	-	-	-	-	UL	UL	UL		Sec.3.4.5.C
Boutique Hotel (≤15 rooms)	-	-	-	A	-	A	A	A	-	-	-	-	-	UL	UL	UL		Sec.3.4.5.D
Hotel (>15 rooms)	-	-	-	B	-	A	B	A	-	-	-	-	-	Pr	Pr	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	Pr	UL	UL		Sec.3.4.6.A
Pharmacy	-	-	-	-	-	B	B	B	-	-	-	-	B	UL	UL	UL		Sec.3.4.6.B
Mini-Warehouse	-	-	-	-	-	-	-	-	-	A	-	-	-	UL	Pr	Pr		Sec.3.4.7

District Category	Residential					Mixed-Use			Commercial/ Industrial			Special Purpose			Overlay Districts			Definitions & Standards
Zoning District	RR	VRN	RN-1	RN-2	MHP	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	UL	UL	UL	Sec.3.4.8
Recreation, Indoor	-	-	-	-	-	-	-	A	A	A	B	-	A	A	UL	UL	UL	Sec.3.4.9
Recreation, Outdoor	-	-	-	-	-	-	-	-	A	B	-	-	A	A	UL	Pr	Pr	Sec.3.4.10
RV Campground	-	-	-	A	-	A	-	B	B	-	A	-	B	B	UL	Pr	Pr	Sec.3.3.4.11
Restaurant	-	-	-	B	-	A	B	A	A	A	A	-	-	B	UL	UL	UL	Sec.3.4.12
Retail & Services, Heavy	-	-	-	-	-	-	-	B	A	A	-	-	-	B	C*	Pr	Pr	Sec.3.4.13
Flea Market	-	-	-	-	-	-	-	B	A	A	-	-	-	-	UL	Pr	Pr	Sec.3.4.13.C
Retail & Services, Light	-	-	-	B	-	B	A	A	A	-	-	-	-	A	UL	UL	UL	Sec.3.4.14.
Commercial Center (CC)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec.3.4.15
Community CC (< 150,000 SF)	-	-	-	-	-	-	B	A	A	-	-	-	-	-	UL	B	B	Sec.3.4.15.A
Regional CC (>= 150,000 SF)	-	-	-	-	-	-	-	A	A	-	-	-	-	-	C	C	C	Sec.3.4.15.B
Vehicle Service & Repair	-	-	-	-	-	-	-	-	A	A	A	-	-	A	Pr	Pr	Pr	Sec.3.4.16
Major vehicle Service	-	-	-	-	-	-	-	-	A	A	A	-	-	A	Pr	Pr	Pr	Sec.3.4.16.D
Minor Vehicle Service	-	-	-	-	-	-	B	A	A	A	A	-	-	A	UL	B	UL	Sec.3.4.16.E
Industrial	-	-	-	-	-	A	A	A	A	A	-	-	A	A	B*	UL	UL	Sec.3.5.2
Artisan Manufacturing	-	-	-	-	-	-	-	-	-	B	A	-	-	-	Pr	Pr	Pr	Sec.3.5.3
Heavy Industrial	-	-	-	-	-	-	-	B	A	A	A	-	-	B	B*	Pr	Pr	Sec.3.5.4
Light Industrial	-	-	-	-	-	-	-	-	A	A	A	-	-	A	UL	Pr	Pr	Sec.3.5.5
Warehouse	-	-	-	-	-	-	-	-	A	A	A	-	-	A	UL	Pr	Pr	Sec.3.5.6
Waste/Recovery	-	-	-	-	-	-	-	-	B	B	A	-	-	B	Pr	Pr	Pr	Sec.3.5.6.D
Junkyard	-	-	-	-	-	-	-	B	A	A	A	-	-	A	Pr	Pr	Pr	Sec.3.5.6.E
Recycling Center, Outdoor	-	-	-	-	-	-	-	-	A	A	A	-	-	A	Pr	Pr	Pr	Sec.3.5.6.E
Recycling Center, Indoor	-	-	-	-	-	-	-	-	A	A	A	-	-	-	Pr	Pr	Pr	Sec.3.5.6.F
Wholesale Trade	-	-	-	-	-	-	-	-	-	A	-	-	-	-	Pr	Pr	Pr	Sec.3.5.7

District Category	Residential					Mixed-Use			Commercial/ Industrial			Special Purpose			Overlay Districts			Definitions & Standards
	RR	VRN	RN-1	RN-2	MHP	UR	C-1	C-2	C-3	I-1	I-2	CN	P-R	P-B	/GS	/DT	/DC	
Residential																		
Congregate Living	-	-	-	A	-	A	-	A	-	-	-	-	-	-	UL	UL	UL	Sec.3.6.2
Assisted Living Facility	-	-	-	A	-	A	-	A	-	-	-	-	-	-	UL	UL	UL	Sec.3.6.2.B
Community residential home	-	-	-	A	-	A	-	A	-	-	-	-	-	-	UL	UL	UL	Sec.3.6.2.C
6 or few residents	A	A	A	A	-	B	-	B	-	-	-	-	-	-	UL	UL	UL	Sec.3.6.2.C.1
7 to 14 residents	-	-	-	A	-	A	-	A	-	-	-	-	-	-	UL	UL	UL	Sec.3.6.2.C.2
15+ residents	-	-	-	B	-	A	-	A	-	-	-	-	-	-	UL	UL	UL	Sec.3.6.2.C.3
Group Housing	-	-	-	A	-	A	-	A	-	-	-	-	-	-	UL	UL	UL	Sec.3.6.2.D
Nursing home	-	-	-	A	-	A	-	A	-	-	-	-	-	-	UL	UL	UL	Sec.3.6.2.E
Master Planned Community (Cluster development)	A	A	A	B	-	-	B	-	-	-	-	-	-	-	UL	UL	UL	Sec.3.6.3
Live/work	B	B	B	B	-	A	A	A	-	-	-	-	A	A	UL	UL	UL	Sec.3.6.4
Mobile home park	-	-	-	-	A	-	-	-	-	-	-	-	-	-	-	-	-	Sec.3.6.5
Multi-unit,	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec.3.6.6
Multiplex (<9 units)	-	-	B	A	-	A	B	A	-	-	-	-	-	-	UL	UL	UL	Sec.3.6.6.D
Apartment (≥9 units)	-	-	-	B	-	A	-	A	-	-	-	-	-	-	Pr	B	UL	Sec.3.6.6.E
Single-unit, attached	-	A	A	A	-	A	A	A	-	-	-	-	A	-	UL	UL	UL	Sec.3.6.7
Single-unit, detached	A	A	A	-	-	-	-	-	-	-	-	-	-	-	UL	UL	Pr	Sec.3.6.8
Transportation/ Utilities																		
Airport & Heliport	-	-	-	-	-	-	-	-	-	B	B	-	-	B	Pr	Pr	Pr	Sec.3.7.2
Power Generation	B	-	-	-	-	-	-	-	-	B	B	-	-	B	Pr	Pr	Pr	Sec.3.7.3
Service station/ Truck stop	-	-	-	-	-	-	B	A	A	A	A	-	-	A	C	Pr	Pr	Sec.3.7.4

District Category	Residential				MH P	Mixed-Use			Commercial/ Industrial			Special Purpose			Overlay Districts			Definitions & Standards
	R	VRN	RN-1	RN-2		UR	C-1	C-2	C-3	I-1	I-2	CN	P-R	P-B	/GS	/DT	/DC	
Utilities	R	VRN	RN-1	RN-2	MH P	UR	C-1	C-2	C-3	I-1	I-2	CN	P-R	P-B	/GS	/DT	/DC	Definition s & Standards
Major Utilities	B	B	B	B	-	B	B	B	B	B	B	-	-	A	UL*	UL	UL	Sec.3.7.5 Sec.3.7.5. B
Minor Utilities	A	A	A	A	-	A	A	A	A	A	A	A	A	A	UL	UL	UL	Sec.3.7.5. C
Wireless Communication Facility	-	-	-	-	-	-	-	-	B	B	B	-	-	A	UL	UL	UL	Sec.3.7.6
Accessory Structures and Use																		
Accessory Dwelling Unit	A	A	A	A	-	A	A	A	A	A	A	A	A	A	UL	UL	UL	Sec. 3.8.2
Boathouses, Docks, Piers	A	A	A	A	-	A	A	A	A	A	A	-	A	A	UL	UL	UL	Sec.3.8.3
Communication Devices	A	A	A	A	-	A	A	A	A	A	A	-	A	A	UL	UL	UL	Sec.3.8.4
Collection Bin	-	-	-	-	-	-	A	A	A	A	A	-	-	A	UL	UL	UL	Sec.3.8.5
Drive- Thru Facility	-	-	-	B	-	A	A	A	A	B	-	-	-	A	UL	B	UL	Sec.3.8.6
Home Based Business	A	A	A	A	-	A	A	A	-	-	-	-	-	-	UL	UL	UL	Sec.3.8.7
Micro-brewery	-	-	-	-	-	B	A	A	A	A	A	-	-	-	UL	UL	UL	Sec.3.8.8
Renewable Resource Structures	A	A	A	A	-	A	A	A	A	-	-	-	-	-	UL	UL	UL	Sec.3.8.10
Residential Accessory Structures	A	A	A	A	-	A	A	A	-	-	-	-	A	A	UL	UL	UL	Sec. 3.8.1
Sidewalk Café	-	-	-	B	-	B	A	A	-	-	-	-	-	A	UL	UL	UL	Sec.3.8.11
Swimming Pools & enclosures	A	A	A	A	-	A	A	A	-	-	-	-	A	A	UL	UL	UL	Sec.3.8.12
Sales and Storage of Gas	B	-	-	-	-	-	B	A	A	A	A	-	-	A	B	UL	UL	Sec.3.8.13
Temporary Use Structures																		
Farmers' Market	A	A	A	A	-	A	A	A	A	-	-	-	A	A	UL	UL	UL	Sec.3.9.2
Food Truck	-	-	-	A	-	A	A	A	A	A	A	-	A	A	UL	UL	UL	Sec. 3.9.3
Open Air Seasonal Sales	-	-	-	-	-	-	A	A	A	A	-	-	A	A	UL	UL	UL	Sec.3.9.4
Roadside Stands	A	-	-	-	-	-	-	-	-	-	-	-	-	-	UL	Pr	Pr	Sec.3.9.5
Special Events	A	A	A	A	-	A	A	A	A	A	A	A	A	A	UL	UL	UL	Sec.3.9.6
Temporary Events Tents	A	A	A	A	-	A	A	A	A	A	A	A	A	A	UL	UL	UL	Sec.3.9.7
Temporary Construction Buildings	A	A	A	A	-	A	A	A	A	A	A	-	A	A	UL	UL	UL	Sec.3.9.8
Portable Storage Container	A	A	A	A	-	A	A	A	A	A	A	-	A	A	UL	UL	UL	Sec.3.9.9