

Section 205 - Use Tables for Standard Land Use Districts (Revised 5/1/18 - Ord. 18-025)

The permitted and conditional uses for the standard land use districts are prescribed in Table 2.1. Additional review levels may be required as specified in [Section 903](#).

The following are the Footnotes for use with Table 2.1 Use Table for Standard Land Use Districts:

A. Prohibited Uses

The use of land or structures not expressly listed in the Use Tables in [Sections 205](#), [Chapter 4](#) (SAP's) or [Chapter 5](#) (ACSC) as permitted or conditional are prohibited.

B. Selected Area Plans (SAP) and Neighborhood Plans (Revised 1/6/2010 - Ord. 10-002)

Uses proposed within any of the SAPs or Neighborhood Plans are identified in the respective Use Tables in [Chapter 4](#) and shall be adhered to accordingly. Land uses not shown are prohibited

C. Green Swamp Area of Critical State Concern (ACSC) (Revised 1/6/2010 - Ord. 10-002)

Uses proposed within any of the SAPs or Neighborhood Plans are identified in the respective Use Tables in [Chapter 4](#) and shall be adhered to accordingly. Land uses not shown are prohibited

D. Other Regulations

Uses listed as permitted may be established only after meeting all applicable regulations of Polk County and other governmental agencies.

E. Conditional Uses

Uses listed as conditional may be established only after compliance with the specific conditions and procedures outlined in [Chapter 3](#), Conditional Uses, and all applicable codes of Polk County and other governmental agencies.

C1 Conditional uses which are reviewed at the staff level through an existing permit procedure. The review process is a Level 1 Review.

C2 Conditional uses which are reviewed by the staff but involve multiple issues or departments. The review process is a Level 2 Review, and involves review of a site plan by the Development Review Committee.

C3 Conditional uses which are reviewed by the staff but involve multiple issues and potential off-site impacts. The review process is a Level 3 Review, and includes a site plan submittal for review by the Development Review Committee (DRC) and a public hearing before the Planning Commission (PC).

C4 Conditional uses which involve multiple issues and potential significant off-site impacts. These uses are reviewed by the DRC and include public hearings before the Planning Commission and BOCC. The procedure for this review is a Level 4 Review.

F. Accessory and Temporary Uses

Accessory and Temporary Uses are defined in Chapter 10 and regulated in [Sections 206](#) and 207 of this Chapter.

G. Infill and Compatibility

1. All uses are subject to Infill and Compatibility requirements outlined in [Sections 220](#) and 221.

H. Linear Commercial Corridor (LCC) Infill Criteria

1. New industrial and High-Impact-Commercial-type (HIC) development uses within the Linear Commercial Corridor (LCC) land use district shall be limited to in-filling existing industrial/HIC areas, and new industrial/HIC development shall not extend or expand these industrial/high-impact areas.

2. New development or redevelopment of non-residential uses within a Linear Commercial Corridor shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment of non-residential uses adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.

I. Pre-Development of Regional Impact and Development of Regional Impact

Pre-Development of Regional Impact and Development of Regional Impact land use designations shall be consistent with [Chapter 4](#) of the Land Development Regulations ([Section 402](#)).

J. Resulting Nonconformity

Any proposed use that will render a legal use nonconforming shall require a Level 3 Review.

Table 2.1 Use Table for Standard Land Use Districts (For revision history, please see last row of table. Newer ordinances appear at end of section.)

	A/ RR	RCC -R	RS	RL- 1	RL- 2	RL- 3	RL- 4	RM	RH	RCC	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC -1	BPC -2	IND	PM	L/R	INST -1	INST -2	ROS	PRES	
Key to Table: P = Permitted Use; C = Conditional Use/Level of Review																													
Residential Uses																													
Duplex, Two-family Attached		C3	C3	C3	C3	C3	C3	P	P	C3																			
Family Farm	C1		C1																					C1					
Fly-in Community	C3		C3																										
Group Home, Small (6 or less residents)	C1	C1	C1	C1	C1	C1	C1	C1	C1																				
Group Home, Large (7-14 residents)	C3	C3	C3	C3	C3	C3	C3	C1	C1																C1	C1			
Group Living Facility (15 or more residents)	C3	C3	C3	C3	C3	C3	C3	C3	C2																C2	C2			
Farm Worker Dormitory, Apartment Style	C2	C2	C2							C2													C2						
Farm Worker Dormitory, Barrack Style	C3	C3	C3							C3											C2	C2	C3						
Mobile Home Park	C3	C3	C3	C3	C3	C3	C3	C3	C3															C3					
Mobile Home Subdivision	C3	C3	C3	C3	C3	C3	C3	C3	C3																				
Mobile Homes, Individual	C1	C1	C1	C1	C1	C1	C1	C1	C1																				
Multi-family		C3		C3	C3	C3	C3	C2	C2	C3			C3	C3	C3	C3	C3	C2		C3				C2	C3	C3			
Recreational camping	C3																							C2				C2	

Golf Course	C1	C1	C1	C1	C1	C1	C1	C3	C3	C3								C1		C1	C1	C1		C1	C1	C1	C1	
Government Facility	C3	C3	C3	C3	C3	C3	C3	C3	C3	P	P	P	P	P	P	P	P	C3	P	P	P	P	P	C3	C3	P	P	C3
Gypsum Stack																								C4				
Hazardous Waste Transfer, Storage																							C4	C4				
Hazardous Waste Treatment Facilities																								C4				
Heavy Machinery Equipment Sales and Services													C2						C2			C2	P	C2				
Heliports	C2												C3		C2	C2		C2	C2	C2	C2	C2	C2		C2	C2		
Helistops	C2	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C3	C3	C2	C3	C3	C2	C2	C2	C2	C2	C2	C3	C2	C2	C2
Hospitals										P					P	P	C3								C3	C2		
Hotels and Motels												C3	C2		P	P		P		C2	C2	C2		C2				
Kennels, Boarding and Breeding	P		C3							C2		P	P		C1	P		C1	P		C2	P	P					
Lime Stabilization Facility	C3		C3							C3		C3	C3						C3	C3	C3	C3	C3		C3	C3		
Livestock Sale, Auction	P		C1	C1						P			C2						C2		C2	P	P					
Lodges and Retreats	C3		C3							P		C2	P					P	P					P	P	P	P	
Manufacturing, Explosives/Volatile Material																							P	C2				
Manufacturing, General													C2					C3					P	C2				
Manufacturing, Light													C2					C2		C2	P	P	C2					

Railroad Yard																			C3			C3	C3							
Recreation, Passive	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	
Recreation, High Intensity	C3	C3	C3	C3	C3	C3	C3	C3	C3									C1						C3	C1	C1	C1	C1		
Recreation, Low-Intensity	C2	C2	C2	C2	C2	C2	C2	C2	C2									C1							C2	C1	C1	C1	C1	
Recreation & Amusement General										C2	C2	C2	C2	C2	C2	C2		C2	C2'						C2					
Recreation & Amusement Intensive												C3			C3		C2	C3							C4					
Recreation, Vehicle Oriented	C3	C3	C3	C3	C3	C3	C3	C3	C3									C2							C2	C2	C2	C2		
Recreational Vehicle Park																		P							C2					
Recreational Vehicle Storage										C2		C2			C2		C2	C2			C2	C2								
Religious Institution	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	
Research & Development												C2				P	C3		P	P	P	P	C2		C2	C2				
Residential Treatment Facility	C4									C4		C4	C4		C4	C4										C4	C4			
Restaurant, Drive-thru/Drive-in										C2	C2	C3	C2	C2	C2	C2		C2	C2	C2	C2	C2		C2						
Restaurant, Sit-down/Take-out										C2	C2	C2	P	P	P	P		P	P	C2	C2	C2		P						
Retail, 10,000 - 34,999 sq. ft.										C3	C3	C2	P	P	P	P	C3	P	P	C2	C2	C2		C2						
Retail, 35,000 - 64,999 sq. ft.													P	P	P	P		P	P	C2	C2	C2								

Transit, Commercial													C3			P			C2		P	P					C2		
Transit, Facility										P		P	P	P	P	P		P	P	P	P	P				P	P		
Transitional Area Development			C4	C4	C4	C4	C4	C4				C4	C4	C4	C4	C4	C4	C4	C4	C4	C4								
Truck Stop													C2			P			P										
Utilities, Class I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities, Class II	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	P	P	P	P	P	P	C1	P	P	P	P	P	P	P	P	P	P	P	P
Utilities, Class III	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C3	C3	C3	C3	
Vehicle Recovery Service/Agency											C2		C2	C2						C2		C2	C2						
Vehicle Repair, Auto Body											C2		C3	C3						P		P	P						
Vehicle Service, Mechanical										P		C3	C2	P	P	P		P	P		P	P					C2		
Vehicle Sales, Leasing											C2		C3	C2		C2	P		C2	P									
Veterinary Service	P		C2								C1	C1	P	P	P	P	P	C2	P	P		C2	C2	P	P				
Warehousing/Distribution													C2							P	P	P	P						
Water Ski Schools	C4		C4								C4	C3	C3	C3	C3	C3		C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3

Revised 5/1/18; Ord. 18-025; 4/17/18; Ord. 18-021; 10/3/17 Ord. 17-050; 11/21/17 Ord. 17-067; 11/21/17; Ord. 17-066; 7/11/17; Ord. 17-036; 08/16/16; Ord. 16- 040; 04/19/16; Ord. 16-022; 08/18/15 Ord. 15-053; 11/4/14; Ord. 14-066; 8/5/14; Ord. 14-045; 3/18/14; Ord. 14-015; 8/20/13; Ord. 13-023; 12/6/11; Ord. 11-033; 12/6/11; Ord. 11-032; 6/28/11; Ord. 11-008; 2/3/10; Ord. 10-007; 12/01/09; Or. 09-073; 09/16/09; Ord. 09-060; 09/02/09; Ord. 09-055; 9/2/09; Ord. 09-054; 7/22/09 - Ord. 09-047; 11/12/08; Ord. 08-56; 8/15/07; Ord. 07-44; 05/10/06 - Ord. 06-23; 04/19/05; 05-013; 01/03/05 - Ord. 04-80; 10/07/04 - Ord. 04-58; 06/08/04 - Ord. 03-95, Ord. 04-09; 12/04/03 - Ord. 03-81; 03/25/03 - Ord. 03-23; 01/30/03 - Ord. 03-12, Ord. 03-13, and Ord. 03-14; 11/27/02 - Ord. 02-84; 10/23/02 - Ord. 02-69; 7/29/02 - Ord. 02-51; 5/15/02 - Ord. 02-22; 5/6/09; Ord. 09-018; 4/4/02 - Ord. 02-18; 2/11/02 - Ord. 02-04; 12/28/01 - Ord. 01-92; 7/25/01 - Ord. 01-57 - Ord. 01-58

Footnote for Table 2.1:

1. Properties designated CAC or RAC prior to August 16, 2022 shall only require a C2 Conditional Use approval for Multi-Family development.

Table 2.2 Density and Dimensional Regulations for Standard Districts(Revised 12/15/2015 - Ord. 15-079; 3/18/14 - Ord. 14-015; 11/16/10 - Ord. 10-078; 01/03/05 - Ord. 04-80; 12/27/02 - Ord. 02-88; 7/29/02 - Ord. 02-51; 7/25/01 - Ord. 01-57)

	A/RR	RCC-R	RS	RL-1	RL-2	RL-3	RL-4	RM	RH	RCC	OC	CC	NAC	CAC
RESIDENTIAL GROSS DENSITY ⁽¹⁾ ⁽²⁾ : MAXIMUM / MINIMUM	1 du/5 ac(2) N/A	2 du/ac N/A	1 du/5 ac(2) N/A	1 du/ac N/A	2 du/ac N/A	3 du/ac N/A	4 du/ac N/A	7 du/ac N/A	10 du/ac N/A	N/A N/A	N/A N/A	N/A	N/A	25/15
MIN. RESIDENTIAL LOT AREA ⁽³⁾	5 AC	20,000 sf	5 AC	40,000 sf	15,000 sf	10,000 sf	6,000 sf	6,000 sf	5,000 sf	N/A	N/A	4,500 sf	4,000 sf	3,500 sf
MAX. NON-RESIDENTIAL IMPERVIOUS SURFACE RATIO (ISR) ⁽⁴⁾	0.50	0.50	0.60	0.65	0.65	0.70	0.70	0.70	0.70	0.50	0.70 0.60-SDA	0.70 0.60-SDA	0.70 0.60-SDA	0.70 0.60-SDA
MAX. NON-RESIDENTIAL FLOOR AREA RATIO ^(FAR) (5)	0.25	0.30	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.30	0.30	0.25	0.25	0.30 0.25-SDA
MIN. SETBACKS: (ROAD Rights-of-Way / Center Line) (6) (9) (10) (13)														
LIMITED ACCESS	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100/NA	100 / NA	100 / NA	100 / NA
PRINCIPAL ARTERIAL	65 /125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125
MINOR ARTERIAL	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90
URBAN COLLECTOR	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
RURAL MAJOR COLLECTOR	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 95	35 / 95	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
RURAL MINOR COLLECTOR	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
LOCAL, 60' R/W, or greater	25 / 55	25 / 55	20 / 50	15 / 45	15 / 45	15 / 45	15 / 45	15 / 45	15 / 45	15 / 45	30 / 60	30 / 60	30 / 60	30 / 60
LOCAL, 41- 60' R/W	25 / 50	25 / 50	20 / 45	15 / 40	15 / 40	15 / 40	15 / 40	15 / 40	15 / 40	15 / 40	30 / 60	30 / 60	30 / 60	30 / 60
LOCAL, 40' R/W	25 / 45	25 / 45	20 / 40	15 / 35	15 / 35	15 / 35	15 / 35	15 / 35	15 / 35	15 / 35	30/55	30 / 55	30 / 55	30 / 55
MINIMUM SETBACKS (Principal Structure / Accessory Structures)														
INTERIOR SIDE ⁽⁹⁾⁽¹⁰⁾⁽¹⁵⁾	15 / 10	15 / 10	10 / 5	10 / 5	7 / 5	7 / 5	7 / 5	7 / 5	7 / 5	7 / 5	15 / 15	15 / 15	15 / 15	15 / 15

RURAL MINOR COLLECTOR	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
LOCAL, 60' R/W, or greater	30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	25 / 55	25 / 55	30 / 60	30 / 60	30 / 60	30 / 60	25 / 55
LOCAL, 41- 60' R/W	30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	30 / 60	25 / 50	25 / 50	30 / 60	30 / 60	30 / 60	30 / 60	25 / 50
LOCAL, 40> R/W	30 / 55	30 / 55	30 / 55	30 / 55	30 / 55	30 / 55	30 / 55	25 / 45	25 / 45	30 / 55	30 / 55	30 / 55	30 / 55	25 / 45
MINIMUM SETBACKS (Principal Structure/ Accessory Structures)														
INTERIOR SIDE ⁽⁹⁾⁽¹⁰⁾⁽¹⁵⁾	15 / 15	20 / 20	20 / 20	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15	15 / 15
INTERIOR REAR ⁽⁹⁾⁽¹⁰⁾	30 / 10	20 / 20	20 / 20	15 / 15	15 / 15	15 / 15	15 / 15	30 / 10	30 / 10	15 / 15	15 / 15	15 / 15	15 / 15	30 / 10
MAX. STRUCTURE HEIGHT ^{(ft)(7)} ₍₁₂₎₍₂₁₎	75	75	100	50	100	35	35	N/A ¹⁸	N/A ¹⁸	50	50	160	25 ⁽¹⁹⁾	25

See footnotes following table.

Footnotes for Table 2.2 (Revised 9/18/12; Ord 12-028; 12/27/02 - Ord. 02-88; 7/29/02 - Ord. 02-52; 7/25/01 - Ord. 01-57)

1. Residential density is the average number of dwelling units per acre of land. Gross density is calculated by dividing the total number of dwelling units on a site by the gross site area, exclusive of existing water bodies (Note: The term "water bodies" does not include man-made wet-retention/detention areas, man made lakes, or man made ponds). The area for computing gross density shall include all public and institutional land areas (e.g., internal streets, sewer plants, schools, and parks) located within a site, as well as one-half of the right-of-way area for perimeter local streets, and one-fourth of the right-of-way area for perimeter local street intersections. In the Rural Development Area (RDA) and Suburban Development Area (SDA), outside of the Green Swamp Area of Critical State of Concern, one unit per five-acre (1 du/ 5ac) density may also be measured to the centerline of collector roads. Additionally, density may be adjusted based on the actual size of the section. A property may be considered five acres if it is one one-hundred and twenty-eighth (1/128) the section size for sections less than six hundred forty acres (640 acres).
2. Higher densities may be achieved through a Planned Development. For a duplex structure on an individual lot, increases in density may be granted through a Level 3 Conditional Use approval. See [Section 303](#).
3. Lot areas are given on a per unit basis for single-family detached and duplex units. Smaller lot areas may be achieved through a Planned Development. For individual duplex units, see [Section 303](#).
4. The impervious surface ratio (ISR) is the relationship between the total amount of impervious surface which is present on a site and the total site area. Impervious surfaces are those which do not absorb water. They include buildings, parking areas, driveways, roads, sidewalks, and any areas of concrete or asphalt. The ISR is calculated by dividing the total area of all impervious surfaces on a site by the gross site area, excluding existing water bodies (Note: The term "water bodies" does not include man-made wet-retention/detention areas, man made lakes, or man made ponds).
5. The floor area ratio (FAR) is the relationship between the total floor area on a site and the total site area. The FAR is calculated by adding together all floor areas of all floors and dividing this total by the gross site area, exclusive of existing water bodies (Note: The term "water bodies" does not include man-made wet-retention/detention areas, man made lakes, or man made ponds).
6. Front, exterior side, and exterior rear setbacks for principal and accessory structures shall be determined by the distance from the road right-of-way (R/W) or road centerline (C/L), whichever results in the greatest distance from the property line. Setbacks from private roads shall be calculated in the same manner or from the edge of pavement, whichever is greater. All linear dimensions are given in feet.
7. Residential structures exceeding 35 feet in height, setbacks shall be increased by one-half of one foot for each one foot of height over 35 feet.
8. All development is subject to [Section 610](#) - Setbacks from lakes and surface waters.
9. All development is subject to [Section 220](#) - Compatibility.
10. All development is subject to Section 208.E - Residential Infill Requirements.

11. Chimneys, smoke stacks, communication towers, and Religious Institution symbols, unless located in the Avon Park Air Force Range Military Compatibility Zone, as depicted in the Military Compatibility Zone Map, are exempt from the structure height limitations.
12. All structures are subject to compliance with the Polk County Airport Zoning Regulations, adopted and administered by the Joint Airport Zoning Board (JAZB).
13. There are no minimum setback requirements from railroad rights-of-way in the IND, BPC, and HIC districts. Structures in all other categories shall use the applicable setback.
14. All structures shall comply with Section 214 - Distance Between Buildings.
15. The side yard set back for lots of 75 feet or less in width which exist at the time of adoption of this ordinance shall be a minimum of seven feet provided that the sum of both set backs shall be a minimum of 15 feet.
16. Minimum interior side setbacks for non-residential uses which adjoin non-residential districts may utilize a zero setback in accordance with the provisions in Section 755, provided that side adjoins a non-residential district.
17. Non-residential farm outbuildings are excluded from height regulations.
18. Where a structure in IND or PM abuts a residential use or district, structure height shall be limited to 50 feet at the building set back line and may be increased one foot higher for each foot a structure is placed further from the required setback.
19. Recreational lighting, seating, press boxes, and other similar appurtenances are excluded from height restrictions when approved through a Level 3 Conditional Use process.
20. The Building Official may approve a reduction in the required setbacks of up to ten percent (10%) of the requirement through a Level 1 Review process.
21. Solid Waste Management Facilities within the Institutional-2 (INST-2) Future Land use, may be developed up to 380 feet above adjacent grade or as further limited by the Board of County Commissioners.
22. Additional setback requirements can be found in Sections 206, 207, 208, 209, 213, 220, 222, and 303 for the applicable use.
23. All single-family detached, single-family attached, duplex, townhome, and residential detached garage entrances for vehicles shall be setback a minimum of 25 feet from the property line, drive aisle, or right-of-way easement.
24. Townhouses, duplexes, and single-family attached units intended to be subdivided and sold as individual units shall have no setback from the common wall between units.

(Ord. No. 19-066, § 1, 11-19-2019; Ord. No. 19-069, § 1, 12-3-2019; Ord. No. 19-072, § 1, 12-3-2019; Ord. No. 20-030, § 1, 6-16-2020; Ord. No. 2020-048, § 1, 12-1-2020; Ord. No. 2021-038, § 2, 7-6-2021; Ord. No. 22-017, § 1, 3-1-2022; Ord. No. 2022-023, § 1, 4-5-2022; Ord. No. 2022-061, § 1, 8-16-2022; Ord. No. 2022-079, § 2, 12-6-2022; Ord. No. 2022-083, § 2, 12-20-2022; Ord. No. 2023-002, § 2, 1-3-2023; Ord. No. 2023-039, § 2, 5-16-2023; Ord. No. 2023-063, § 2, 10-3-2023; Ord. No. 2024-022, § 3, 3-19-2024; Ord. No. 2024-025, § 2, 4-16-2024)