

Auction Houses, Open	<u>531.6</u>	X	X	X	X	X	X	X	X	X
Building Materials Sales Establishment	<u>531.9</u>	X	X	X	X	X	X	X	X	SP
Lumberyard	<u>531.9</u>	X	X	P	X	X	X	X	X	X
Drive-Through Establishments	<u>531.16</u>	X	X	X	X	X	X	X	X	P
Food Truck Park	<u>531.64</u>	X	X	X	X	X	X	X	X	P
Gas Pumps	<u>531.51</u>	X	X	X	X	X	X	X	X	P
Mobile Vending Park	<u>531.65</u>	X	X	X	X	X	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	<u>531.43</u>	X	X	X	X	X	X	X	X	SP
Restaurant	<u>531.48</u>	X	X	X	X	X	X	X	X	P
Retail Sales, Neighborhood Convenience	<u>531.49</u>	X	X	X	X	X	X	X	X/P ¹	P
Retail Sales, General	<u>531.49</u>	X	X	X	X	X	X	X	X	P/SP
Service Station	<u>531.51</u>	X	X	X	X	X	X	X	X	SP
Vehicle Sales, Rental, Leasing	<u>531.57</u>	X	X	X	X	X	X	X	X	SP
COMMERCIAL - SERVICES										
Banking: Bank	—	X	X	X	X	X	X	X	X	P
Banking: Bank/Drive-through	<u>531.16</u>	X	X	X	X	X	X	X	X	P
Bed and Breakfast	<u>531.7</u>	X	X	P	SP	SP	X	P	P	P
Business Services	—	X	X	X	X	X	X	X	X	P
Printing, Medium	—	X	X	X	X	X	X	X	X	P
Printing, Small	—	X	X	X	X	X	X	X	X	P
Car Wash: Full Service	<u>531.10</u>	X	X	X	X	X	X	X	X	X
Car Wash: Incidental	<u>531.10</u>	X	X	X	X	X	X	X	X	SP
Car Wash: Self-Service	<u>531.10</u>	X	X	X	X	X	X	X	X	P
Clinics	—	X	X	X	X	X	X	X	X	P
Equipment sales, rental, leasing, storing and repair - heavy	<u>531.18</u>	X	X	P	SP	X	X	X	X	P
Construction equipment	<u>531.18</u>	X	X	X	X	X	X	X	X	SP
Equipment Sales, rental, leasing, storage and repair - light	—	X	X	P	SP	X	X	X	X	P
Food Catering Service Establishment	<u>531.21</u>	X	X	X	X	X	X	X	X	X
Free Standing Emergency Department (FSED) ³	<u>531.62</u>	X	X	X	X	X	X	X	X	X
Funeral Chapel	<u>531.22</u>	X	X	P	P	SP	SP	SP	SP	P

COMMUNITY SERVICE USES										
Civic, Social, and Fraternal Organizations/Clubs	531.14	X	X	P	P/SP	P/SP	P/SP	P/SP	P/SP	P
Correctional Facilities: Community	—	X	X	SP	X	X	X	X	X	X
Correctional Facilities: Major	—	X	X	SP	X	X	X	X	X	X
Cultural Facilities	531.15	X	X	P	P	SP	SP	SP	SP	SP
Emergency Shelters	531.45	X	X	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Emergency Shelter Home	531.45	X	X	P	P	P	P	P	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37								
Public Community Uses	531.39	X	X	P	P/SP	P/SP	P/SP	P/SP	P/SP	P
Public Use Facilities	531.40	X	X	P	P	P	P	P	P	P
Post Offices	—	X	X	P	P	P	P	P	P	P
Radio, TV, Communications, Microwave Facilities	—	SP	SP	P/SP	SP	SP	SP	SP	SP	X
Rehabilitation Center	531.44	X	X	SP	SP	SP	SP	SP	SP	SP
Utility Use	531.54	SP	SP	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	P	X	X	X	X	X	X
Utility Use, Heavy	531.54	X	X	X	X	X	X	X	X	X
MISCELLANEOUS USES										
Flea Markets: Enclosed	531.20	X	X	X	X	X	X	X	X	X
Flea Markets: Open	531.20	X	X	X	X	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	X	X	X	X	X	X	X
Outdoor Advertising Signs	—	X	X	X	X	X	X	X	X	X
Outdoor Storage (Principal Use)	531.36	X	X	X	X	X	X	X	X	X
Parking, Commercial (Principal Use)	—	X	X	X	X	X	X	X	X	X
Sexually Oriented Businesses	531.52	See 531.52								
Water Dependent Uses	531.60	X	X	X	X	X	X	X	X	X
OPEN USE OF LAND - LIGHT										
Cemetery: Human and Pet	531.11	X	X	SP	SP	SP	SP	SP	SP	P
Earthmoving, Minor	702	X	X	P	P	P	P	P	P	P
Game Preserve	—	P	SP	P	SP	X	X	X	X	P
OPEN USE OF LAND - HEAVY										

Earthmoving, Major	702	X	X	SP	SP	X	X	X	X	SP
Junkyards	<u>531.27</u>	X	X	X	X	X	X	X	X	X
Mining	<u>531.30</u>	X	X	X	X	X	X	X	X	X
Solid Waste Management Facilities	<u>531.53</u>	X	X	SP	X	X	X	X	X	X
Landfills	<u>531.53</u>	X	X	SP	X	X	X	X	X	X
RECREATION USES										
Environmental Land Preserves, Public and Private	<u>531.17</u>	P	P	P	P	P	P	P	P	P
Recreation, High Intensity	<u>531.41</u>	X	P	SP	X	X	X	X	X	X
Recreation, Low Intensity	<u>531.41</u>	X	P	P	P	P	P	P	P	P
Recreation, Medium Intensity	<u>531.41</u>	X	P	SP	X	X	X	X	X	X
Recreation, Passive	<u>531.41</u>	P	P	P	P	P	P	P	P	P
Recreation, Rural	<u>531.41</u>	X	X	SP	SP	X	X	X	X	X
RESIDENTIAL USES										
Accessory Dwelling Unit	<u>511.18</u>	X	X	P	P	P	X	X	X	P
Assisted Living Facility, Large ²	<u>531.45</u>	X	X	SP	SP	SP	SP	SP	SP	SP
Assisted Living Facility, Small ²	<u>531.45</u>	X	X	SP	P	P	P	P	P	P
Community Residential Homes	<u>531.45</u>	X	X	P	P	P	P	P	P	P
Group Housing	<u>531.23</u>	X	X	SP	SP	X	X	X	P	SP
Mobile Homes, Individual	<u>531.32</u>	X	X	P/SP	X	X	P	X	X	P/SP
Mobile Home Parks	<u>531.32</u>	X	X	X	X	X	P	X	X	X
Mobile Home Subdivisions	<u>531.32</u>	X	X	X	X	X	P	X	X	X
Nursing Homes ²	<u>531.35</u>	X	X	X	X	SP	X	SP	SP	P
Recovery Home, Large	<u>531.45</u>	X	X	SP	X	X	X	X	SP	X
Recovery Home, Small	<u>531.45</u>	X	X	SP	SP	SP	SP	SP	SP	SP
Residential Treatment Facilities	<u>531.46</u>	X	X	SP	SP	SP	SP	SP	SP	SP
Residential Use: Duplexes	<u>531.47</u>	X	X	X	X	X	X	P	P	SP
Residential Use: Multiple Family Dwellings	<u>531.47</u>	X	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	<u>531.47</u>	X	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Detached Dwellings	<u>531.47</u>	X	X	P	P	P	X	P	P	P
Residential Use: Single Family, Semi-Detached Dwellings	<u>531.47</u>	X	X	X	X	X	X	P	P	SP

WAREHOUSING										
Mini Warehouses, Self-storage	531.31	X	X	X	X	X	X	X	X	SP
Warehouses	531.59	X	X	X	X	X	X	X	X	X

P = Permitted (see [Section 315](#)); SP = Special Permit (see [Section 316](#)); P/SP = Special Permit required as specified in [Chapter 5](#) or elsewhere in this Code; X = Not Permitted.

¹ The code on the left applies to lands outside the Urban Corridors; the code on the right applies to lands within an Urban Corridor and subject to meeting the requirements of [Section 902](#), e.g., X/P means the use is not permitted on lands outside an urban corridor, but is permitted on lands within an urban corridor.

² Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in this Code and the Comprehensive Plan.

³ FSEDs are required to be located within the Retail/Office/Residential (ROR) or the Mixed Use (MU) Future Land Use Categories.

TABLE NOTES:

- Uses may be further restricted or modified by the overlay district regulations and the Commercial Locational Criteria contained in the Future Land Use Element of the Comprehensive Plan.
- Waterfront structures shall meet the use and dimensional standards contained in [Section 402.14](#), PDW—Planned Development Waterfront, but may not necessarily require a rezone to PD.

(Ord. No. [16-06](#), § 3(Exh. A-3), 11-15-16; Ord. No. [16-24](#), § 3(Exh. A-4), 11-15-16; Ord. No. [17-30](#), § 4(Exh. B), 9-7-17; Ord. No. [18-22](#), § 3(Exh. A-2), 6-7-18; Ord. No. [18-18](#), § 3(Exh. A-2), 8-23-18; Ord. No. [19-03](#), § 3(Exh. A-4), 3-21-19; Ord. No. [20-05](#), § 3(Exh. A-2), 6-4-20; Ord. No. [21-11](#), § 3(Exh. 2), 8-21-21/Amd. 10-12-21; Ord. No. [23-09](#), § 3(Exh A), 4-27-23; Ord. No. [24-07](#), § 3(Exh. A), 5-2-24; Ord. No. [25-11](#), § 3(Exh. A), 2-6-25)

Editor's note— See the editor's note to Table 4-1.

Table 4-3: Uses in Non-Residential Districts

Land Use	See Sec. #	PR	NC	GC	MX	HC	RVP	LM	HM	EX	MP-I
AGRICULTURAL USES											
Agricultural Research Facilities	—	X	X	X	X	P	X	P	P	X	X
Agricultural Uses	531.1	P	P	P	X	P	P	P	P	P	X
Agricultural Products Processing Plants	531.1	X	X	X	X	X	X	P	P	X	X
Animal Products Processing Facility	531.1	X	X	X	X	X	X	P	P	X	X
Short Term Agricultural Uses	531.1	P	P	P	X	X	X	X	X	X	X
Stables or Equestrian Centers: Private	531.1	X	X	X	X	X	X	X	X	X	X
Stables or Equestrian Centers: Public	531.1	X	X	X	X	X	X	X	X	X	X
Tree Farm	531.1	P	P	P	X	P	X	P	P	X	X
Animal Services (Wild and Exotic)	531.5	P	P	P	X	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	X	X	X	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	P	X	P	P	X	X
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	X	P	X	X	X	X	X
Sawmills	531.1	X	X	X	X	X	X	X	P	X	X
Slaughterhouses	531.1	X	X	X	X	X	X	X	SP	X	X

Stockyards and Feedlots	<u>531.1</u>	X	X	X	X	X	X	X	SP	X	X
Veterinary Hospitals	<u>531.58</u>	X	X	SP	SP	SP	X	P	P	X	X
COMMERCIAL - RETAIL											
Alcoholic Beverage Establishment	<u>531.4</u>	X	SP	SP	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment- 2 COP License	<u>531.4</u>	X	P	P	P	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	P	P	X	P	X	X	X
Auction Houses, Open	<u>531.6</u>	X	X	SP	SP	SP	X	P	X	X	X
Building Materials Sales Establishment	<u>531.9</u>	X	X	P	P	P	X	P	X	X	X
Lumberyard	<u>531.9</u>	X	X	X	X	P	X	P	X	X	X
Drive-Through Establishments	<u>531.16</u>	X	P	P	P	P	X	P	X	X	X
Food Truck Park	<u>531.64</u>	X	P	P	P	P	X	P	X	X	P
Gas Pumps	<u>531.51</u>	X	SP	P	P	P	X	SP	X	X	X
Mobile Vending Park	<u>531.65</u>	X	P	P	P	P	X	P	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	<u>531.43</u>	X	X	P	P	P	P	P	X	X	X
Restaurant	<u>531.48</u>	X	P	P	P	P	X	P	X	X	P
Retail Sales, Neighborhood Convenience	<u>531.49</u>	X	P	P	P	P	P	SP ⁽³⁾	SP ⁽³⁾	X	P
Medical Marijuana Treatment Center Dispensing Facility	<u>531.49</u>	X	P	P	P	P	P	X	X	X	P
Retail Sales, General	<u>531.49</u>	X	P	P	P	P	X	X	X	X	P
Service Station	<u>531.51</u>	X	SP	P	P	P	X	P	X	X	X
Vehicle Sales, Rental, Leasing	<u>531.57</u>	X	X	P/SP	P/SP	P	X	P	X	X	X
COMMERCIAL - SERVICES											
Bed and Breakfast	<u>531.7</u>	P	P	X	X	X	X	X	X	X	P
Business Services	—	P	P	P	P	P	X	P	X	X	P
Printing, Medium	—	X	X	P	P	P	X	P	X	X	X
Printing, Small	—	P	P	P	P	P	X	X	X	X	X
Car Wash: Full Service	<u>531.10</u>	X	SP	P	P	P	X	P	X	X	X
Car Wash: Incidental	<u>531.10</u>	X	P	P	P	P	X	P	X	X	X
Car Wash: Self-Service	<u>531.10</u>	X	SP	P	P	P	X	P	X	X	X
Clinics	—	P	P	P	P	P	X	X	X	X	P
Equipment sales, rental, leasing, storing and repair - heavy	<u>531.18</u>	X	X	P	P	P	X	P	X	X	X

Construction equipment	<u>531.18</u>	X	X	SP	SP	P	X	P	P	X	X
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	P	P	X	P	P	X	X
Food Catering Service Establishment	<u>531.21</u>	X	P	P	P	P	X	P	X	X	X
Free Standing Emergency Department (FSED) ⁴	<u>531.62</u>	X	X	X/P ²	X	X	X	X	X	X	X
Funeral Chapel	<u>531.22</u>	P	P	P	P	P	X	X	X	X	X
Funeral Home	<u>531.22</u>	P	P	P	P	P	X	X	X	X	X
Hospital ¹		X	X	X	X	X	X	X	X	X	P
Intensive Services: Exterminating and Pest Control	<u>531.26</u>	X	X	X	X	SP	X	P	P	X	X
Intensive Services: Printing, Heavy	—	X	X	X	X	X	X	P	P	X	X
Intensive Services: Industrial Service Establishment	<u>531.26</u>	X	X	SP	SP	P	X	P	P	X	X
Intensive Services: Sign Painting Service	<u>531.26</u>	X	X	P	P	P	X	P	P	X	X
Intensive Services: Taxi-Cab, Limousine Service	<u>531.26</u>	X	X	P	P	P	X	P	X	X	X
Intensive Services: All others	<u>531.26</u>	X	X	SP	SP	P	X	P	P	X	X
Laboratories, Medical and Dental	—	X	X	P	P	P	X	P	X	X	P
Lodging Places: Boarding House	<u>531.28</u>	P	P	P	P	P	X	X	X	X	P
Lodging Places: Boatel	<u>531.28</u>	X	X	X	X	X	X	X	X	X	X
Lodging Places: Dormitories	<u>531.28</u>	X	X	P	P	X	X	X	X	X	P
Lodging Places: Hospital Guest House	<u>531.28</u>	P	P	P	P	P	X	X	X	X	P
Lodging Places: Hotel/motel	<u>531.28</u>	X	X	P	P	P	X	P	P	X	P
Office, Medical or Professional	—	P	P	P	P	P	P	P	X	X	P
Miscellaneous Services: Office	—	P	P	P	P	P	X	P	P	X	P
Banking: Bank	—	P	P	P	P	P	X	P	X	X	P
Banking: Bank/Drive-through	<u>531.16</u>	P	P	P	P	P	X	P	X	X	P
Personal Service Establishment	—	P	P	P	P	P	X	X	X	X	P
Dry Cleaners: General	—	X	P	P	P	P	X	P	P	X	X
Dry Cleaners: Pick-up	—	P	P	P	P	P	X	X	X	X	X
Rental Service Establishment	—	X	X	P	P	P	X	P	X	X	X
Repair Service Establishment	—	X	P	P	P	P	X	P	X	X	X

Recreational Vehicle Parks and subdivisions	<u>531.42</u>	X	X	X	X	X	P	X	X	X	X
Vehicle Repair: Major	<u>531.56</u>	X	X	SP	SP	P	X	P	P	X	X
Vehicle Repair: Community Serving	—	X	SP	P	P	P	X	P	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	P	P	P	P	X	P	X	X	X
Veterinary Clinic	<u>531.58</u>	P	P	P	P	P	X	X	X	X	X
Wholesale Trade Establishment	—	X	X	X	X	P	X	P	P	X	X
INDUSTRIAL											
Industrial, Heavy	<u>531.25</u>	X	X	X	X	X	X	X	P/SP	X	X
Firework/Sparkler Manufacturer	<u>531.25</u>	X	X	X	X	X	X	X	SP	X	X
Industrial, Light	<u>531.25</u>	X	X	X	X	X	X	P/SP	P/SP	X	X
Research and Development Activities	—	X	X	X	X	P	X	P	P	X	P
COMMUNITY SERVICE USES											
Civic, Social, and Fraternal Organizations/Clubs	<u>531.14</u>	P	P	P	P	P	P	X	X	X	X
Correctional Facilities: Community	—	X	X	X	X	SP	X	SP	SP	X	X
Correctional Facilities: Major	—	X	X	X	X	X	X	SP	SP	X	X
Cultural Facilities	<u>531.15</u>	P	P	P	P	P	X	P	P	X	P
Emergency Shelters	<u>531.45</u>	P/SP	P/SP	P/SP	P/SP	P/SP	X	X	X	X	X
Emergency Shelter Home	<u>531.45</u>	P/SP	P/SP	P/SP	P/SP	P/SP	X	X	X	X	X
Personal Wireless Service Facilities	<u>531.37</u>										
Public Community Uses	<u>531.39</u>	P	P	P	P	P	P	P	P	X	X
Public Use Facilities	<u>531.40</u>	P	P	P	P	P	P	P	P	P	X
Post Offices	—	P	P	P	P	P	P	P	P	X	X
Radio, TV, Communications, Microwave Facilities	—	P/SP	P/SP	P/SP	P/SP	P/SP	SP	P/SP	P/SP	SP	X
Rehabilitation Center	<u>531.44</u>	SP	SP	SP	SP	SP	X	X	X	X	X
Utility Use	<u>531.54</u>	P	P	P	P	P	P	P	P	P	X
Alternative Energy Generation Facility	<u>531.54</u>	X	X	X	X	X	P	P	X	X	X
Utility Use, Heavy	<u>531.54</u>	X	X	X	X	X	X	X	X	X	X
MISCELLANEOUS USES											
Flea Markets: Enclosed	<u>531.20</u>	X	X	P	P	P	X	P	X	X	X
Flea Markets: Open	<u>531.20</u>	X	X	P	X	P	X	P	X	X	X

Mobile Home Subdivisions	<u>531.32</u>	X	X	X	X	X	X	X	X	X	X	X
Nursing Homes ¹	<u>531.35</u>	P	P	P	P	X	X	X	X	X	X	P
Recovery Home, Large	<u>531.45</u>	SP	P	P	P	P	X	X	X	X	X	X
Recovery Home, Small	<u>531.45</u>	P	P	P	P	P	X	X	X	X	X	X
Residential Treatment Facilities	<u>531.46</u>	SP	SP	SP	SP	SP	X	X	X	X	X	X
Residential Use: Duplexes	<u>531.47</u>	X	P	P	X	P	X	X	X	X	X	P
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	<u>531.47</u>	X/P ²	X/P ²	P	P	P	X	P	X	X	X	P
Residential Use: Single Family, Detached Dwellings	<u>531.47</u>	P	P	P	X	P	X	P	X	X	X	P
Residential Use: Single Family, Semi-Detached Dwellings	<u>531.47</u>	X	X	X	X	X	X	P	X	X	X	P
Residential Use: Multiple Family Dwellings	<u>531.47</u>	P	X/P ²	P	P	X/P	X	P	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	<u>531.47</u>	X/P ²	X/P ²	P	P	X/P	X	X	X	X	X	X
Residential Use: Waterfront Structures (Multi-Family)	<u>531.47</u>	X	X	X	X	X	X	X	X	X	X	X
Residential Use: Waterfront Structures (Residential other than multi-family)	<u>531.47</u>	P	X	X	X	X	P	P	X	X	X	X

RESIDENTIAL SUPPORT USES

Adult Day Care Center	—	P	P	P	P	P	X	X	X	X	X	X
Child Care Center, Large	<u>531.12</u>	P	P	P	P	P	X	P	P	X	X	P
Child Care Center, Small	<u>531.12</u>	P	P	P	P	P	SP	P	P	X	X	P
Child Care Center, (Accessory)	<u>511.2</u>	P	P	P	P	P	X	P	P	X	X	P
Churches /Places of Worship	<u>531.13</u>	P	P	P	P	P	P/SP	P	P	X	X	P
Environmental Education Facilities	—	P	X	X	X	X	X	X	X	X	X	X
Family Day Care Home	—	P	X	X	X	X	X	X	X	X	X	X
Schools, College/Universities	<u>531.50</u>	X	X	X	X	X	X	X	X	X	X	P
Schools, Elementary	<u>531.50</u>	P	P	P	P	P	X	P	P	X	X	P
Schools, High and Middle	<u>531.50</u>	SP	SP	SP	SP	SP	X	SP	SP	X	X	P
Schools of Special Education	<u>531.50</u>	P	P	P	P	P	X	P	P	X	X	P
Schools, Public	<u>531.50</u>	P	P	P	P	P	P	P	X	P	X	P

TRANSPORTATION USES

Aircraft Landing Field	<u>531.2</u>	X	X	X	X	X	X	X	X	X	X	X
Airport, Commercial	<u>531.3</u>	X	X	X	X	X	X	X	X	X	X	X
Airport, Private or Public	<u>531.3</u>	X	X	X	X	X	X	X	X	X	X	X
Bus and Train Passenger Station	—	P	P	P	P	P	P	P	P	P	X	X
Hazardous Waste Transfer Facility	—	X	X	X	X	X	X	X	SP	SP	X	X
Heliport	<u>531.24</u>	X	X	X	X	X	X	X	X	P	X	X
Helistop	<u>531.24</u>	SP	SP	SP	SP	SP	X	P	P	P	P	X
Intensive Services: Motor Pool Facilities	<u>531.27</u>	X	X	X	X	X	X	X	SP	P	X	X
Intermodal Terminal	—	X	X	X	X	X	X	X	SP	P	X	X
Motor Freight Terminal/Maintenance	<u>531.34</u>	X	X	X	X	X	X	X	P	P	X	X
Bus RR/Maintenance Facility		X	X	X	X	X	X	X	P	P	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	X	X	X	X	P	X	X
WAREHOUSING												
Mini Warehouses, Self-storage	<u>531.31</u>	X	SP	P	P	P	X	P	X	X	X	X
Warehouses	<u>531.59</u>	X	X	X	X	P	X	P	P	X		

P = Permitted (see [Section 315](#)); SP = Special Permit (see [Section 316](#)); P = Permitted; X = Not Permitted; P/SP = Special Permit required as specified in [Chapter 5](#) or elsewhere in this Code.

¹ Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in the Comprehensive Plan.

² The code on the right applies to sites along a designated Urban Corridor and subject to meeting the requirements of [Section 902](#), e.g., X/P means the use is not permitted on lands outside an urban corridor, but is permitted on lands within an urban corridor. The code on the right also applies to sites that meet the Commercial Locational Criteria (see Comprehensive Plan) and are developed with a mix of residential and commercial uses. The commercial component shall encompass one thousand five hundred (1,500) square feet or twenty-five (25) percent of the building ground floor, whichever is greater.

³ Allowed only in conjunction with, and subordinate to, an office or industrial park.

⁴ FSEDs are required to be located within the Retail/Office/Residential (ROR) or the Mixed Use (MU) Future Land Use Categories.

NOTES:

- Uses may be further restricted or modified by the overlay district regulations and the Commercial Locational Criteria contained in the Comprehensive Plan.
- Waterfront structures shall meet the use and dimensional standards contained in [Section 402.14](#), PDW—Planned Development Waterfront, but may not necessarily require a rezone to PD.

(Ord. No. [16-06](#), § 3(Exh. A-3), 11-15-16; Ord. No. [16-24](#), § 3(Exh. A-4), 11-15-16; Ord. No. [17-30](#), § 4(Exh. B), 9-7-17; Ord. No. [17-47](#), § 3(Exh. A-2), 9-7-17; Ord. No. [18-22](#), § 3(Exh. A-2), 6-7-18; Ord. No. [18-18](#), § 3(Exh. A-2), 8-23-18; Ord. No. [19-03](#), § 3(Exh. A-4), 3-21-19; [Ord. No. 20-05](#), § 3(Exh. A-2), 6-4-20; [Ord. No. 23-62](#), § 3(Exh. A), 5-24-23; [Ord. No. 24-07](#), § 3(Exh. A), 5-2-24; [Ord. No. 25-11](#), § 3(Exh. A), 2-6-25)

Editor's note— See the editor's note to Table 4-1.

401.3. - Bulk and Dimensional Regulations.

In order to carry out the purposes, intent and provisions of this Code, bulk and dimensional regulations for particular zoning districts are hereby established. Except as may be qualified by the provisions of this Code, no structure or part thereof, shall hereafter be built or moved on a lot which does not meet all of the minimum bulk and dimensional regulations for the zoning district in which the structure is located; and except as may be qualified by the provisions of this Code, no structure shall hereafter be used, occupied or arranged for use on a lot which does not meet all of the minimum bulk and dimensional regulations for the zoning district in which such structure is located.

A. Maximum Density.

In no instance shall the maximum density specified for a given zoning district be exceeded in the approval of any application for development, except where bonuses are permitted pursuant to the Housing Program ([Chapter 5](#)), within Activity Nodes, and within Urban Corridors.

For residential zones, maximum density shall be expressed in number of dwelling units per gross residential acre. In the determination of the maximum number of units to be allowed on a lot, the permitted number shall be made proportional to any fraction of the acreage that is part of the lot.

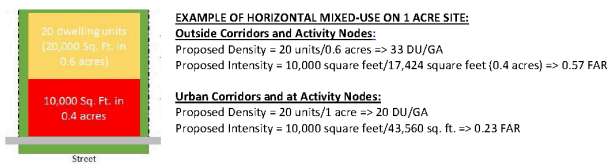
No more than one (1) single-family dwelling unit shall hereafter be erected on any one (1) single-family lot, nor shall a dwelling unit be located on the same lot with any principal building, unless such dwelling unit is permitted as an accessory use to such principal building. Detached residential units on one (1) parcel and under common ownership shall be considered multi-family. All standards of the appropriate multi-family or planned development zoning district and future land use category shall be met.

B. Maximum Density/Intensity for Mixed-Use.

1. *Horizontal Mixed-Use.* The density and intensity of horizontal mixed-use developments shall be calculated as follows:

- a. *Density.* The number of residential dwelling units or equivalent residential units contained within the mixed-use project shall be divided by the gross or net (as applicable) residential acreage of the development site (not including the non-residential acreage). Along designated Urban Corridors and Activity Nodes, the number of residential dwelling units shall be divided by total gross acreage of the entire development site (including residential and non-residential). The resulting density shall not exceed the maximum permitted in the district.
- b. *Intensity.* The gross square footage of the non-residential buildings (all floors, but not including interior parking, loading, or heights of less than six (6) feet) shall be divided by the total gross or net (as applicable) non-residential acreage of the development site. Along designated Urban Corridors and Activity Nodes, the gross square footage of the non-residential buildings shall be divided by the total gross acreage of the entire development site (including residential and non-residential). The resulting FAR shall not exceed the maximum permitted in the district.

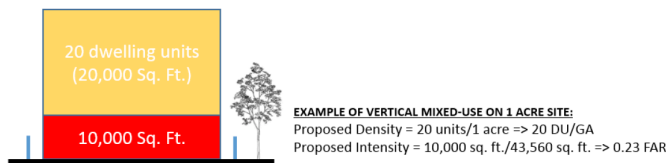
The following graphic shows how to measure horizontal mixed-use gross density and intensity within and outside urban corridors. It assumes the same development site size (one (1) acre) and the same development program (ten thousand (10,000) square feet of non-residential use and twenty (20) dwelling units).



2. *Vertical Mixed Use.* The density and intensity of vertical mixed-use developments shall be calculated as follows:

- a. *Density.* The total number of residential dwelling units or equivalent residential units contained within the mixed-use project shall be divided by the gross or net (as applicable) acreage of the entire development site. The resulting density shall not exceed the maximum permitted in the district.
- b. *Intensity.* The gross non-residential building floor area shall be divided by the total gross acreage of the entire development site. The resulting FAR shall not exceed the maximum permitted in the district.

The following graphic shows how to measure vertical mixed-use gross density and intensity. It assumes a development site size of one (1) acre and a development program of ten thousand (10,000) square feet of non-residential use and twenty (20) dwelling units.



C. Lot Size Requirements.

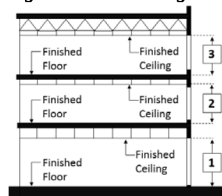
- 1. *Generally.* Except as may be qualified by the provisions of the Code, including Section [107.8](#), Nonconforming Lots, no structure or part thereof shall hereafter be used, occupied or arranged for use on a lot which does not meet all the minimum lot size requirements presented for the zoning district in which such structure or land is located.
- 2. *Reduction of Lot Size or Yards; Subdivision.* No existing lot or yard shall be reduced in size, dimension, or area below the minimum requirements set out herein, except by reason of a portion being acquired for public use in any manner, including dedication, condemnation and purchase. New lots or yards shall meet the minimum requirements established herein. Only a lot that exceeds the minimum provisions of this Code may be subdivided to create more lots, and only then where the resultant lots shall themselves meet such minimum provisions; however, this limitation shall not bar the replat of lots for the alteration of dimensions or boundary locations where each lot conforms to the zoning requirements and the total number of lots is not increased.
- 3. *Waterfront Lots and Inclusion of Wetlands.* No land below a shoreline, or part of a wetland shall be considered part of a lot for the purpose of determining compliance with the required minimum lot area or size under this Code, nor shall such land be part of any required yard; except that twenty (20) percent of the required minimum lot area or size in the A land use district that is outside of the CH Overlay District, may include wetlands. For lots in the A district created before November 16, 1998, a minimum of one (1) acre of the required lot area shall be upland, if consistent with the Comprehensive Plan.
- 4. *Minimum Front Lot Line.* Every lot shall have a front lot line which is at least eighty (80) percent of the minimum required lot width, except flag lots, existing duplexes which are split into two (2) single-family semi-detached units as referenced below, lots with curvilinear street lines or which front on a cul-de-sac or a curve in a street, where the radius of the arc of such street line, cul-de-sac, or curve is seventy (70) feet or less, may have a front lot line not less than sixty (60) percent of the minimum lot width, or forty (40) feet, whichever is less.
- 5. *Operation Face Lift Area.* Any existing duplex in the Operation Face Lift area, defined as 53rd Avenue East to the north, 63rd Avenue East to the south, 1st Street to the west and 15th Street East to the east, where the side of the duplex faces the street (and therefore the rear unit does not have frontage on any street), may be split into two (2) single-family semi-detached lots, without the required minimum front lot line, provided that: (1) the rear semi-detached unit is granted a non-exclusive

ingress/egress, utility and drainage easement from the attached lot which fronts on the street; (2) an appropriate party wall agreement is provided; and (3) the common wall meets all Florida Building Code requirements. If the parking for the rear lot is located on the front parcel, additionally, a parking easement shall be required to be granted to the rear lot.

D. Maximum Building Height.

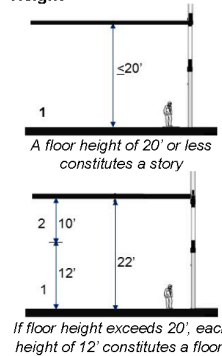
1. *Generally.* Maximum building height, where specified, shall apply to all structures located in the zoning district, except those structures and appurtenances excluded below or specifically provided elsewhere in this Code.
2. *General Height Exclusions.* The height limitations of this Code shall not apply to barns, agricultural silos, residential chimneys, spires, cupolas, gables, scenery lofts, domes, birdhouses, flues, religious symbols, monuments, water towers, water tanks, smokestacks, flag poles or other similar roof structures and mechanical appurtenances; or any similar structure approved by the Department Director provided, however:
 - a. No such structure, when located on a building roof, shall occupy an area greater than ten (10) percent of the total roof area.
 - b. No such structure shall be used for any purpose other than a use incidental to the main use of any principal building.
 - c. No such structure over thirty-five (35) feet in height shall be located nearer to a lot line less than a distance equal to its height, except for public or private utility facilities/use. Structures which are self-collapsing within the lot lines, without impacting overhead utility lines, are exempt from this requirement. All structures shall maintain appropriate clearance from overhead electrical conductors in accordance with applicable codes and regulations.
 - d. No such accessory freestanding structure shall be located except in strict accordance with the provisions of [Chapter 5](#), Part II, Accessory Uses and Structures.
 - e. A parapet wall, cornice, or similar projection may exceed the height limit established for a given zoning district by not more than four (4) feet, but such projection shall not extend more than four (4) feet above the roof level of the building of which it is a part.
3. *Telecommunication Height Exclusions.* The district height limitations of this Code shall not apply to telecommunications towers, antennas, or facilities which are a principal use. Telecommunication towers and antennas shall comply with [Section 531.37](#).
4. *Height Limitation in the Vicinity of Airports.* See [Section 403.2](#), Airport Impact Overlay District.
5. *Building Height.* When building height is stated in stories in this Code, each story shall be measured as the clear height from finished floor to finished ceiling (see [Figure 4-1](#)).

Figure 4 - 1: Floor Height



- a. Ground floor height for all non-residential and vertical mixed-use uses shall be a minimum of twelve (12) feet. Upper floors shall have a minimum floor height of eight (8) feet.
- b. All residential buildings shall have a minimum floor height of eight (8) feet (all floors).
- c. Whenever a ground floor level exceeds twenty (20) feet in height, each height of twelve (12) feet or portion thereof shall be construed to be one (1) story (see [Figure 4-2](#)).

Figure 4 - 2: Ground Floor Height



- d. Whenever a floor other than a ground floor exceeds fourteen (14) feet in height, each height of fourteen (14) feet or portion thereof shall be construed to be one (1) story.
- e. Mezzanines extending beyond thirty-three (33) percent of the floor area shall be counted as an additional story.
- f. Parking garages are exempt from the floor height requirements.

E. Required Yards.

1. *Generally.* Required yards shall be as specified for a given zoning district. The required yards shall apply to all buildings and structures as they relate to the lot lines, except as otherwise specifically provided in this Code or as exempted below.
- 2.

Exempt Structures. The following structures shall be exempt from the required yards set forth in this Code, provided however that these exemptions shall not permit encroachment into the visibility triangle: residential air conditioning units, residential electrical generators, telephone booths and pedestals, underground and overhead utility equipment, U.S. Post Office authorized mail boxes, bus shelters and bus benches, public bicycle shelters, backflow preventers, or any similar structure or device as determined by the Department Director (see also [Chapter 5](#), Part II, Accessory Uses and Structures, and subsection E, Yard Encroachments, below).

3. *Lots within Development Site.* Individual lots within any office, commercial or industrial project may share a common wall when approved under a unified preliminary or Site Development plan for the entire project. Side yard setbacks will not be required for contiguous units within shopping centers if a common wall agreement is included within the recorded deeds. Projects approved under this section shall be considered as one premises, regardless of ownership.
 4. *Corner Lots—Required Yards.* Corner lots shall be provided a front yard on each street frontage. Remaining yards shall be provided as side yards.
 5. *Through Lots—Required Yards.* Front yards shall be provided on all street frontages. Where one of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the Department Director may substitute a special required yard which shall not exceed the average of the yards provided on the two (2) adjacent lots.
 6. *Reverse Frontage Lots—Required Yards.* Notwithstanding any other provision of this Code, on any lot designed to have reverse frontage along a major thoroughfare, the minimum required front yard, as set forth for a given zoning district, shall be deemed to apply to that yard in front of the principal entrance or containing the approach to the principal building occupying the lot. The opposing yard shall be deemed to be the rear yard and shall be subject to the requirements set forth for such yards (see also Section 800.8.D, Double and Reverse Frontage Lots).
 7. *Side Yard Reductions.* Notwithstanding any other provision of this Code, any legally existing lot of record within the Urban Core area, as identified in the Comprehensive Plan, having lot widths of fifty-five (55) feet or less, and which do not share continuous frontage with an adjoining vacant lot in the same ownership shall be permitted to reduce the minimum side yard setback to five (5) feet.
 8. *Yards Adjacent to Agricultural Operations.* Lots adjacent to active agricultural operations involving citrus groves, orchards, field crops, cattle/pasture land, or truck farming, all yards contiguous to such operations shall be at least thirty-five (35) feet greater than otherwise required by this Code, unless separated from such agricultural operations by a street or other designated open space at least thirty-five (35) feet in width.
 9. *Waterfront Yards.* The required waterfront yard in any district shall not be less than thirty (30) feet regardless of whether front, side, rear or other yard is involved. On platted lots of record, the required waterfront yard shall not be less than twenty-five (25) feet. This required waterfront setback shall apply to lots adjacent to Waters of the State or waterbodies owned by a community or homeowners association, as well as perennial lakes and streams. Water owned entirely by one (1) person and completely contained within the parcel, is exempt from this requirement unless otherwise provided for in this Code. Commercial Fish Houses in the Cortez Fishing Village Overlay District shall be exempt from all waterfront setback requirements.
 10. *Residential Cluster Development.* See Sections [800.11](#) and [800.12](#).
 11. *Setback from Wetland Buffer.* When a wetland buffer is required or designated pursuant to this Code, a fifteen (15) foot setback shall be required between the upland edge of the buffer and adjacent structures. Yard encroachments that are otherwise allowed by this Code shall be allowed to encroach in the same manner into this setback. The Department Director may approve a reduction of this setback if the applicant can demonstrate that the proposed reduction will not impact the adjacent wetland buffer.
- F. **Yard Encroachments.** Every part of a required yard shall be open and unobstructed from thirty (30) inches above the finished grade of a lot upward, except as hereinafter provided or as otherwise permitted in this Code. Structures less than thirty (30) inches in height above final grade are not considered yard encroachments, except in drainage swales and easements, where no encroachments are permitted, except as described in paragraph 6 below. No structure shall be built or erected which would require railings or construction to encroach or extend upward above thirty (30) inches above the finished grade, except as provided under paragraph 1, below. No structure shall be built or finish grade to be constructed or altered which will cause stormwater to flow onto adjacent property. In those developments where the required yards are determined by a specified distance between buildings, this regulation shall likewise apply and the midpoint of the shortest line that can be drawn between the two (2) buildings shall be employed as the lot line.
1. *Cornices and Similar Features.* Cornices, awnings, eaves, gutters or other similar features shall be at least eight (8) feet above finish grade and may extend three (3) feet into any required yard or yard setback, but not nearer to any lot line than a distance of five (5) feet, with the exception of development in Urban Corridors meeting the standards of [Section 902](#). Such features may encroach a maximum of eighteen (18) inches into an easement. The Department Director may approve encroachments of cornices and similar features closer to the property line than five (5) feet after making a finding that the encroachment will have no negative effect, specifically on the stormwater management plan for the property. In no case may the County Administrator approve an encroachment closer than four (4) feet to the property line.
 2. *Sills, Leaders, and Belt Courses.* Sills, leaders, belt courses and similar ornamental features may extend twelve (12) inches into any required yard.
 3. *Fences and Hedges.* Fences and hedges are permitted in required yards, subject to the provisions of [Chapter 5](#), Part II, Accessory Uses and Structures, and the provisions of the Whitfield Residential Overlay District and the Cortez Fishing Village Overlay District.
 4. *Balconies, Chimneys, Bay Windows, etc.* Bay windows, oriels, balconies and chimneys not more than ten (10) feet in width may extend three (3) feet into any required front or side yard; ten (10) feet into any required rear yard; but not nearer to any side lot line than a distance of five (5) feet nor to any rear lot line than a distance of fifteen (15) feet. A mobile home may have one (1) bay window that encroaches no more than one (1) foot into any required yard, but not nearer to any lot line than four (4) feet. See [Section 902](#) for standards within the Urban Corridors.
 5. *Outside Stairways.* An outside stairway, unenclosed above and below the steps thereof, may extend four (4) feet into any required side or rear yard, but not nearer to any side lot line than a distance of ten (10) feet. Stairways for Accessory Dwelling Units shall not encroach into the zoning district's standard setbacks or be located on the rear of the ADU.
 6. *Easement Encroachments.* Minor encroachments into side or rear yard drainage and/or utility easements for air conditioning and pool equipment may be permitted, provided that all of the following conditions are met:
 - a. A determination is made by the Department Director that the drainage function of the easement will not be impeded;
 - b. Property Owner must agree to remove the encroachment at his/her expense should Manatee County and/or the easement holder deem that the encroachment poses a conflict to their use of the easement. Additionally, the Property Owner shall record an agreement to release and Hold Harmless the easement holder prior to Certificate of Occupancy;
 - c. If the encroachment requires the relocation of an existing utility, permission from the respective utility shall be obtained prior to its relocation;

- d. The functionality of the easement shall not be compromised; and
- e. No encroachment shall be permitted within a Conservation Easement.

- G. **Open Space Requirements.** The open space requirements presented for a given zoning district shall be considered as a minimum, and such open space shall be located on the same site or lot as the primary use or structure, except as specifically provided otherwise in this Code. Open space requirements shall be expressed as a percentage of the gross area of the lot. No part of the required open space in any development shall be subsequently reduced below the minimum requirements of this Code, nor be utilized in any manner contrary to the provisions of this Code.
- H. **Minimum Floor Elevation.** The minimum lowest floor elevation for structures in the one hundred (100) year floodplain shall be in accordance with the requirements of this section, in addition to [Section 801](#), Stormwater Management, the Floodplain Management Ordinance, and the Manatee County Building Code.
- I. **Multiple Uses on a Site.** When a mix of uses is proposed within a single site, the bulk and dimensional requirements for all uses shall be met. If there is a conflict, the most restrictive provisions shall apply.

(Ord. No. 15-29, § 3(Exh. A), 12-3-15; Ord. No. 16-06, § 3(Exh. A-3), 11-15-16; Ord. No. 16-24, § 3(Exh. A-4), 11-15-16; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 20-12, § 3(Exh. 4), 9-3-20/Amd. 11-10-20; Ord. No. 21-11, § 3(Exh. 2), 8-21-21/Amd. 10-12-21; Ord. No. 23-15, § 3(Exh. A), 2-16-23; Ord. No. 23-18, § 3(Exh. A), 2-16-23)

401.4. - Schedule of Area, Height, Bulk and Placement Regulations.

Except as specifically provided in this Code, regulations governing the minimum lot size, required yards, permitted floor area ratio, permitted height of structures, required open space and related matters for the standard districts shall be as shown in Tables 4-4 through 4-9. More specific standards for certain uses are listed in [Chapter 5](#).

Table 4-10 is only applicable to sites located along an urban corridor as defined in [Chapter 2](#), and meeting the standards listed in [Section 902](#). Such developments are not subject to any of the standards listed in Tables 4-4 through 4-9.

The standards adopted for specific uses ([Section 531](#)), overlay districts ([Section 403](#)) and Design Guidelines and Standards ([Chapter 9](#)) shall take precedence over the standards in this section, unless specifically noted otherwise in that particular section. See [Chapter 3](#), Part IX of this Code for modifications of standards and variances.

(Ord. No. 16-06, § 3(Exh. A-3), 11-15-16; Ord. No. 16-24, § 3(Exh. A-4), 11-15-16; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19)

Table 4-4: Schedule of Bulk and Dimensional Standards for Village Districts

	Village		
	Myakka	Rubonia	Parrish ¹
DENSITY/INTENSITY			
Max. Residential Density ²	6.0	3.0	3.0
Max. Non-Residential FAR	0.23	0.23	0.23
Min. Open Space (%)	20	20	20
LOT STANDARDS			
Min. Lot Area (sq. ft.)			
Single Family Detached	10,000	6,000	10,000
Single Family Semi-Detached	6,000	6,000	6,000
Duplex	8,000	5,000	8,000
Single Family Attached (interior lot/corner lot)	2,400/3,600	2,400/3,600	2,400/3,600
Individual Mobile Homes	217,800	217,800	217,800
Non-residential	10,000	10,000	10,000
Min. Lot Width (ft.) ³			
Single Family Detached	75	60	75
Single Family Semi-Detached	50	50	50
Duplex	120	100	120
Single Family Attached (interior lot/corner lot)	24/34	24/34	24/34

Individual Mobile Homes	200	200	200
Non-residential	100	100	100
Min. Unit Floor Area			
Residential	600	600	600
MINIMUM SETBACKS (ft.)			
Front			
Single-Family Detached	20/25 ⁴	20/25 ⁴	20/25 ⁴
All other residential	25	25	25
Non-residential	25	25	25
Side			
Residential	10	8	10
Non-residential ⁵	10	10	10
Rear			
Residential	20	20	20
Non-residential ⁵	15	15	15
Waterfront ⁶	30	30	30
BUILDING HEIGHT			
Max. Height (stories)	3	3	3

FOOTNOTES:

Properties within an Overlay District must also comply with the standards of such district.

¹ For commercial properties in the Parrish Commercial Village Overlay District, also see Section 403.4, PCV—Parrish Commercial Village Overlay District.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

⁴ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

⁵ Twenty-five (25) feet when abutting a residential land use.

⁶ Waterfront setbacks may be reduced by five (5) feet for platted lots of record. Mobile homes and recreational vehicles are exempt from this waterfront setback requirement.

(Ord. No. 15-29, § 3(Exh. A), 12-3-15; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 22-72, § 3(Exh. A), 11-3-22; Ord. No. 23-15, § 3(Exh. A), 2-16-23)

Editor's note— See the editor's note to Table 4-1.

Table 4-5: Schedule of Bulk and Dimensional Standards for Agricultural and Single Family Residential Districts¹

	Agricultural		Single Family					
	A	A-1	RSF-1	RSF-2	RSF-3	RSF-4.5	RSF-6	RSF-9
DENSITY/INTENSITY								

Max. Residential Density ²								
	Per FLUC							
Max. Non-Residential FAR	0.23	0.23	0.23	0.23	0.23	0.35	0.35	0.35
Min. Open Space (%)	20	20	20	20	20	20	20	20
LOT STANDARDS								
Min. Lot Area (sq. ft.)								
Single-Family Detached	217,800 ³	43,560	30,000	15,000	10,000	7,000	6,000	4,000
Non-residential uses	217,800	43,560	30,000	15,000	10,000	7,000	6,000	4,000
Min. Lot Width (ft.) ⁴								
Single-Family Detached	200	100	100	80	75	70	60	40
Non-residential uses	200	100	100	80	75	70	60	40
MINIMUM SETBACKS (ft.)								
Front								
Single-Family Detached	50	50	40	25	25	20/25 ⁵	20/25 ⁵	15/25 ⁵
Other Allowed Uses	50	50	40	25	25	20 ⁵	20 ⁵	15 ⁵
Side ⁸								
Single-Family Detached	10	10	10	10	10	8	8	5
Other Allowed Uses	10 ^{5,6}	10	10	10	10	8	8	5
Rear								
Single-Family Detached	25	25	25	25	20	20	20	15
Other Allowed Uses	25 ⁶	25	25	25	20	20	20	15
Waterfront ⁷	30	30	30	30	30	30	30	30
BUILDING HEIGHT								
Max. Height (stories)	2	2	2	2	2	2	2	2

FOOTNOTES:

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ The minimum lot size cannot include wetlands, unless the standards of Section 401.3.C.3 are met.

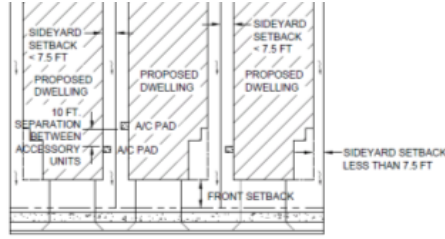
⁴ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

⁵ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

⁶ Fifty (50) feet for mobile homes.

⁷ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁸ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.



(Ord. No. 15-29, § 3(Exh. A), 12-3-15; Ord. No. 19-03, § 3(Exh. A), 3-21-19; Ord. No. 22-72, § 3(Exh. A), 11-3-22)

Editor's note— See the editor's note to Table 4-1.

Table 4-6: Schedule of Bulk and Dimensional Standards for Duplex and Multi-family Residential Districts ¹

	Duplex			Multi-Family			
	RDD-3	RDD-4.5	RDD-6	RMF-6	RMF-9	RMF-12	RMF-16
DENSITY/INTENSITY							
Max. Residential Density ²	3.0	4.5	6.0	6.0	9.0	12	16
Max. Non-Residential FAR	0.35	0.35	0.35	0.35	0.35	0.35	0.35
Min. Open Space (%)	20	20	20	20	20	20	20
LOT STANDARDS							
Min. Lot Area (sq. ft.)							
Single-Family Detached	8,000	7,000	6,000	6,000	6,000	5,000	4,000
Single-Family Semi-Detached	4,000 ³	4,000 ³	3,500	6,000	4,000	4,000	3,500
Duplex	8,000 ³	7,000	7,000	7,000	7,000	6,000	5,000
Single-Family Attached (interior lot/corner lot)	NA	NA	NA	2,400/3,400	2,400/3,400	No Min	No Min
Multi-Family	NA	NA	NA	7,000	10,000	No Min	No Min
Non-Residential Uses	12,000	8,000	7,000	6,000	10,000	6,000	6,000
Min. Lot Width (ft.) ⁴							
Single-Family Detached	75	70	60	50	50	40	40
Single-Family Semi-Detached	40 ³	40 ³	35	50	40	27	27
Duplex	75 ³	70	70	100	35	40	40
Single-Family Attached (interior lot/corner lot)	NA	NA	NA	24/34	24/34	No Min	No Min
Multi-Family	NA	NA	NA	100	100	No Min	No Min
Non-Residential Uses	75	80	70	50	100	50	50
MINIMUM SETBACKS (ft.)							
Front ⁵							

Single-Family Detached	25	25	25	20/25 ⁵	20/25 ⁵	15/25 ⁵	15/25 ⁵
Single-Family Semi-Detached	25	20 ⁶	20 ⁶	25	NA	15	15
Duplex	25	20 ⁶	25	25	25	15	15
Single-Family Attached	NA	NA	NA	25	25	15	15
Multi-Family	NA	NA	NA	25	25	15	15
Other Allowed Uses	25	25	25	25	25	15	15
Side ⁹							
Single-Family Detached	10	8	8	10	10	5	5
Single-Family Semi-Detached ⁶	10 ³ /15	10 ³ /15	8/15	10/15	10/15	5	5
Duplex	10 ³	10	8	10	10	5	5
Single-Family Attached	NA	NA	NA	10	10	5	5
Multi-Family	NA	NA	NA	10	10	5	5
Other Allowed Uses	15	15	15	15	10	5	5
Rear							
Single-Family Detached	20	20	20	20	20	15	15
Single-Family Semi-Detached	20	20	20	20	NA	15	15
Duplex	20	20	20	20	20	15	15
Single-Family Attached	NA	NA	NA	20	20	15	15
Multi-Family	NA	NA	NA	25 ⁷	25	20	20
Other Allowed Uses	20	20	20	25	25	20	20
Waterfront ⁸	30	30	30	30	30	30	30
BUILDING HEIGHT							
Max. Height (stories) ⁷	3	3	3	4	4	6	6

FOOTNOTES:

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ Lots of record existing prior to 1981 shall contain a minimum of seven thousand (7,000) square feet and a width of seventy (70) feet to allow a duplex, or three thousand five hundred (3,500) square feet and thirty-five (35) feet in width for a single-family semi-detached unit. Side yard setbacks may be reduced to eight (8) feet. Existing duplexes may be split into semi-detached units provided that these minimum requirements are met.

⁴ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

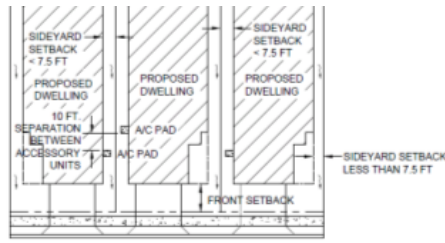
⁵ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

⁶ Per side/where only one (1) side yard is provided.

⁷ Subject to the building height compatibility standards contained in Section 401.5.

⁸ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁹ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.



(Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 22-72, § 3(Exh. A), 11-3-22)

Table 4-7: Schedule of Bulk and Dimensional Standards for Mobile Home Districts

	Mobile Home ¹	
	RSMH-4.5	RSMH-6
DENSITY/INTENSITY		
Max. Residential Density ¹	4.5	6.0
Max. Non-Residential FAR	0.35	0.35
Min. Project Area (acres)	20	20
MIN. OPEN SPACE (%)		
Residential	20	20
Non-Residential	15	15
LOT STANDARDS		
Min. Lot Area (sq. ft.)		
Single-wide M.H. Site	3,000	3,000
Double-wide M.H. Site	4,000	4,000
Triple-wide M.H. Site	4,750	4,750
Non-residential use	10,000	10,000
Min. Lot Width (ft.)		
Single-wide M.H. Site	40	40
Double-wide M.H. Site	50	50
Triple-wide M.H. Site	60	60
Non-residential use	75	75
MINIMUM SETBACKS (ft.) ²		
Front	5	5
Side ³	5	5

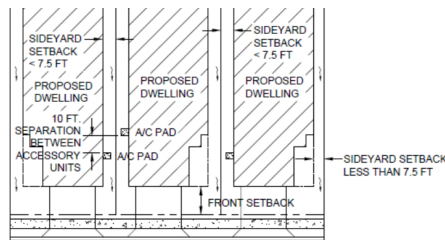
Rear	5	5
Waterfront	30	30
MINIMUM BUFFERS (ft.)		
Street/Residential District	50	50
Non-Residential District	15	15
BUILDING HEIGHT (Max.) (stories)		
Residential	1	1
Non-Residential	3	3

FOOTNOTES:

¹ Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

² Mobile Homes and Recreational Vehicles are exempt from the waterfront setback requirement. For mobile home parks without recorded lots or lot lines refer to Section 107.7.E.

³ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.



(Ord. No. 15-29, § 3(Exh. A), 12-3-15; Ord. No. 16-24, § 3(Exh. A-4), 11-15-16; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 22-72, § 3(Exh. A), 11-3-22; Ord. No. 23-15, § 3(Exh. A), 2-16-23)

Editor's note— See the editor's note to Table 4-1.

Table 4-8: Schedule of Bulk and Dimensional Standards for Office Commercial and Mixed-Use Districts ¹

	Office		Commercial					RVP
	PR-S	PR-M	NC-S	NC-M	GC	HC	MX	
DENSITY/INTENSITY								
Maximum Density ²	Per FLUC							Per FLUC up to 12 sites/acre
Maximum Non-Residential FAR	Per FLUC							
Max. Building Size (sq. ft.) for non-residential uses	3,000	30,000	3,000	30,000	Limited by FAR	Limited by FAR	Limited by FAR	NA
Max. Building Size in conjunction with Commercial Locational Criteria ³	3,000	30,000	3,000	30,000	150,000 ¹¹	150,000 ^{4, 11}	300,000 ^{10, 11}	NA

Min. Landscaped Open Space (%)	15	15	15	15	15	15	15	20 (RV Parks)/15 (Non-Resid)
LOT STANDARDS								
Min. Lot Size (sq. ft.)	10,000	10,000	7,500	7,500	7,500	7,500	7,500	10 acre project size 1,600/1,200/10,000
Minimum Width (ft.)	75	75	75	75	75	75	75	30/20/75 ⁶
MINIMUM SETBACKS (ft.)								
Front ¹²	25	25	25	25	25	25	25	50/5 ft. for internal sites 25 for uses other than RV Parks
Side	10	10	10	10	10	10	10	15/5 for internal sites/10 for uses other than RV parks
Rear	15	15	15	15	15	15	15	15 (5 ft. for internal sites)
Non-residential use adjacent to single family residential zoning	20	20	20	20	20	20	20	20
Waterfront ⁷	30	30	30	30	30	30	30	30 ⁸
BUILDING HEIGHT								
Max. Height (max. stories) ⁹	3	3	3	3	4 (6 SP)	3	4 (6 SP)	1 (Residential)/3 (Non-residential)

FOOTNOTES:

SP = Special Permit required; FLUC=Future Land Use Category.

Unless specifically noted otherwise, the standards listed apply to residential and non-residential developments.

¹ Overlay district regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ See Commercial Locational Criteria in the Comprehensive Plan, which allows commercial nodes in residential future land use categories based on location and use.

⁴ See Section 531.49 for restrictions if the property is located in the IL (Industrial Light) future land use category.

⁵ For residential development, use the minimum standards required in the most intensive residential zoning district compatible with the site's future land use category (e.g. in RES-6, use RSF-6, RDD-6, RSMH-6, or RMF-6 depending on the use).

⁶ RV site/Site in Designated Camping Area/Non-residential or dwelling site.

⁷ Waterfront setbacks may be reduced by five (5) feet for platted lots of record. No minimum waterfront yard required for water dependent use structures.

⁸ Mobile Homes and Recreational Vehicles are exempt from this waterfront setback requirement.

⁹ Buildings in excess of thirty-five (35) feet must meet the standards of Section 401.5 (Building Height Compatibility).

¹⁰ Commercial uses exceeding one hundred fifty thousand (150,000) square feet shall be directly accessed from at least one (1) arterial roadway, unless the site is located in the Urban Core or within a MU-C future land use category.

¹¹ No maximum building size, unless the project is restricted by the Commercial Locational Criteria to the sizes noted. FAR is still applicable.

¹² Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

(Ord. No. 16-24, § 3(Exh. A-4), 11-15-16; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 22-72, § 3(Exh. A), 11-3-22; Ord. No. 23-15, § 3(Exh. A), 2-16-23)

Editor's note— See the editor's note to Table 4-1.

Table 4-9: Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts ¹

	Industrial		Extraction	Institutional
	LM	HM	EX	MP-I
DENSITY/INTENSITY				
Maximum Density ²	Per FLUC			
Max. Non-Residential FAR	0.75/1.0 for hotels, the UIRA, and mixed-use development	0.75/1.0 for hotels, the UIRA, and mixed-use development	0.23	Per FLUC
Max. Building Size (sq. ft.) ³	NA	NA	NA	NA
Min. Landscaped Open Space (%)	15	15	N/A	25%
LOT STANDARDS ⁴				
Min. Lot Size (sq. ft.)	10,000	10,000	5 acres	40 acres
Minimum Width (ft.)	100	100	200	
MINIMUM SETBACKS (ft.) ⁴				
Front	25 20 for single family uses (see Section 531.47.D)	25	50	40
Side	20 ⁵ 8 for single family uses (see Section 531.47.D)	20 ⁵	10	30 Non-residential 40 Residential
Rear	20 ⁵ 20 for single family uses (see Section 531.47.D)	20 ⁵	25	30 Non-residential 40 Residential
Non-residential use adjacent to single family residential zoning	75	75		40
Waterfront ⁶	30 ⁵	30 ⁵	30	30
BUILDING HEIGHT				
Max. Height (stories)	4 ⁷	5 ⁷	N/A	7 stories or 84 feet ⁸

FOOTNOTES:

UIRA = Urban Infill Redevelopment Area.

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ See Commercial Locational Criteria provisions in the Comprehensive Plan, Land Use Operative Provisions, which limit the size of commercial development in the Industrial future land use categories.

⁴ Unless specified in the table, residential development shall use the minimum standards required in the most intensive residential zoning district compatible with the site's future land use category (e.g. in RES 6, use RSF-6, RDD-6, RSMH-6, or RMF-6 Depending on the use).

⁵ No minimum yard required if abutting a railroad track for that portion of the building to be used for the transportation of products and material to and from the site. No minimum waterfront yard required for water dependent use structures.

⁶ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁷ One (1) additional foot in height may be added for each additional foot that is added to all required yards.

⁸ Building in excess of thirty-five (35) feet must be located a minimum of one hundred (100) feet from any property boundary or five hundred (500) feet from any waterfront property boundary. The Board of County Commissioners may allow structures in excess of thirty-five (35) feet within closer proximity to property boundaries under the provisions of Section 402.7 (PDR).

(Ord. No. 19-03, § 3(Exh. A-4), 3-21-19)

Editor's note— See the editor's note to Table 4-1.

Table 4-10: Future Land Use Categories and Corresponding Zoning in Urban Corridors ⁽¹⁾

FLUC	Potential Zoning District	Density	Intensity
RES-6	RMF-6 PR-M NC-M GC	6 DU/Acre	1.0 FAR*
RES-9	RMF-9 PR-M NC-M GC	9 DU/Acre/20 DU/Acre**	1.0 FAR*
RES-12	RMF-9 RMF-12 PR-M NC-M GC	24 DU/Acre	1.0 FAR*
RES-16	RMF-9 RMF-12 RMF-16 PR-M NC-M GC	32 DU/Acre	1.0 FAR*
ROR	RMF-9 PR-M NC-M GC	32 DU/Acre 32 DU/Acre 32 DU/Acre 32 DU/Acre/40 DU/Acre**	1.0 FAR 1.0 FAR 1.0 FAR 1.0 FAR/2 FAR**
IL	LM	1 DU/Acre (only on lot of record)	1.0 FAR*
IH	LM HM	Residential not allowed	1.0 FAR*

MU	RMF-9	30 DU/Acre	1.0 FAR
	RMF-12	30 DU/Acre	1.0 FAR
	RMF-16	NA	1.0 FAR
	PR-M	30 DU/Acre/40 DU/Acre**	1.0 FAR/2.0
	NC-M		FAR**
	GC		

⁽¹⁾ This table shall only be applicable to Urban Corridor sites that meet all the standards of [Section 902](#). In no event shall densities and intensities be allowed to exceed the maximum permitted within the site's future land use designation.

* Subject to locational criteria and/or commercial development size restrictions (policies 2.2.1.12 through 2.2.1.28.6, 2.10.4.1 and 2.10.4.2 of the Comprehensive Plan).

** The first figure represents the standard allowed by right, the second may only be attained through the approval of a bonus (see [Section 902](#)).

(Ord. No. [16-06](#), § 3(Exh. A-3), 11-15-16; Ord. No. [16-24](#), § 3(Exh. A-4), 11-15-16; Ord. No. [19-03](#), § 3(Exh. A-4), 3-21-19)

Editor's note— See the editor's note to Table 4-1.

Table 4-11: Standards for Development in Urban Corridors ⁽¹⁾

	Residential				Office	Commercial				Manufacturing	
	RMF-6	RMF-9	RMF-12	RMF-16	PR-M	NC-M	GC	MX	LM	HM	
Residential Density ⁽²⁾	6	9/20	24	32	Per Future Land Use Category						
Non-Residential Intensity ⁽²⁾	1.0 ⁽³⁾	1.0 ⁽³⁾	1.0 ⁽³⁾	1.0 ⁽³⁾	Per Future Land Use Category						
Min. Landscaped Open Space (%)	15	15	15	15	15	15	10	10	15	15	
Minimum Lot Width (ft.)	75	75	75	75	75	75	75	75	100	100	
Building Height (max. stories) ⁽²⁾	3/5	5/7	5/7	5/7	5/7	5/7	5/7	5/7	5/7	5/7	
Building Setbacks:										See Table 4-9	
• Front Setback (min./max.)	10 ft. min./20 ft. max.										
• Side Setback (minimum)	See Section 902										
• Rear Setback (minimum)	10 ft. (w/no alley) 15 ft. (w/alley)										

NOTE: The standards listed apply to residential and non-residential developments.

(1) The standards shown in this table are only applicable to Urban Corridor sites that meet all the standards of [Section 902](#). In no event shall densities and intensities be allowed to exceed the maximum permitted within the site's future land use designation.

(2) The first figure represents the standard allowed by right, the second may only be attained through a bonus (see [Section 902.9](#), Density, Intensity and Height Bonus). Additional setback/step-back requirements stated in [Section 902.6](#) and Airport Impact Overlay District regulations stated in [Section 403.2](#) may render some sites ineligible for the maximum permitted height.

(3) Subject to locational criteria and/or commercial development size restrictions (see policies 2.2.1.12 through 2.2.1.28.6, 2.10.4.1 and 2.10.4.2 of the Comprehensive Plan).

(4) Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

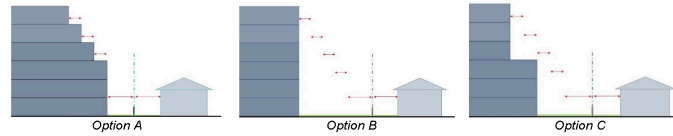
(Ord. No. [16-06](#), § 3(Exh. A-3), 11-15-16; Ord. No. [16-24](#), § 3(Exh. A-4), 11-15-16; Ord. No. [19-03](#), § 3(Exh. A-4), 3-21-19; [Ord. No. 22-72](#), § 3(Exh. A), 11-3-22)

Editor's note— See the editor's note to Table 4-1.

A. **Adjacent to Single Family Development.** Developments of three (3) stories or more abutting a single-family residential zoning district or directly across the street (excluding major arterials) from a single-family residential zoning district shall provide:

1. An additional building setback of twenty (20) feet over the minimum setback required for each floor above three (3) stories. Developers may elect to apply the setback just to those floors above the third story (step back approach, see Figure 4-3 - Option A), to the entire façade (Option B) or a combination of the two (Option C). The additional setback/step-back requirement may render some sites ineligible for the maximum permitted height; and
2. A six-foot solid, decorative wall along the property line abutting the single-family site, in addition to the buffer requirements of [Chapter 7](#). The wall shall not be required if the uses are separated by a public or private street.

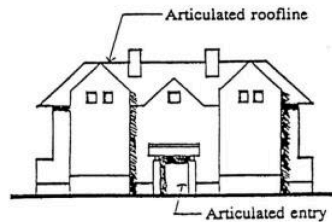
Figure 4-3: Setbacks Abutting Single-Family Residential Zoning



B. **Through Special Permit or PD.** Requests for approval of additional building height through Special Permit as provided for in Table 4-8 or in conjunction with Planned Development Residential as provided for in Section 402.7.D.9, shall meet the provisions of subsection A, above, if applicable, and the following provisions. Building heights approved through Special Permit shall also meet the criteria listed in Section [316.6](#).

1. The height of the proposed development shall not adversely affect surrounding development or waterfront vistas;
2. The proposed building(s) shall have varied setbacks of at least three (3) feet in depth every seventy-five (75) horizontal feet to give the appearance of less bulk to the street frontage and adjacent buildings;
3. The proposed building(s) shall have an articulated roofline, whether it consists of a series of flat or sloped roofs (Figure 4-4);
4. The main entrance of all non-residential and mixed-use buildings shall face the street where possible, and the site shall be designed to provide clear and safe pedestrian access from the public sidewalk to that entrance; and
5. The building materials shall be complementary with the adjacent existing construction.

Figure 4-4: Articulated Roofline



(Ord. No. [19-03](#), § 3(Exh. A-4), 3-21-19; [Ord. No. 23-17](#), § 3(Exh. A), 2-16-23)

Editor's note— Ord. No. [19-03](#), § 3(Exh. A-4), adopted March 21, 2019, repealed § 401.5, which pertained to expansion of existing large commercial projects and derived from the original codification of this Code.

402.1. - Generally.

A. **Purpose and Intent.**

1. Planned development districts are intended to be established for: specialized purposes, where a proposed project warrants greater flexibility than a standard district provides; when the Comprehensive Plan requires a planned development review process; or when the ability to attach conditions to a site plan is warranted.
2. Planned development may be used as a vehicle to permit developments when the innovative use of buffering and modern design techniques mitigate the external impacts of development and create a helpful physical environment. Through the utilization of a planned district, the Board may allow mixed dwelling types and/or housing densities; provide for the safe, efficient, convenient, harmonious groupings of structures, uses, facilities, and support uses; for appropriate relationships of space, inside and outside buildings, for intended uses; for preservation of desirable natural features; and minimum disturbance of natural topography.
3. Within Planned Development Districts, regulations adapted to such unified planning and development are intended to accomplish the purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are intended to control unscheduled development on individual lots; to promote economical and efficient land use; improve levels of amenities for harmonious, creative design, and a better environment.

B. **PD Designations.** The PD category includes the following districts.

- PDA—Planned Development Agriculture.
- PDC—Planned Development Commercial.
- PDEZ—Planned Development Encouragement Zone.
- PDGC—Planned Development Golf Course.
- PDI—Planned Development Industrial.
- PDMH—Planned Development Mobile Home.
- PDMU—Planned Development Mixed Use.

- PDO—Planned Development Office.
- PDPI—Planned Development Public Interest.
- PDPM—Planned Development Port Manatee.
- PDR—Planned Development Residential.
- PDRP—Planned Development Research Park.
- PDRV—Planned Development Recreational Vehicle.
- PDUI—Planned Development Urban Industrial.
- PDW—Planned Development Waterfront.

(Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 23-15, § 3(Exh. A), 2-16-23)

402.14. - PDW—Planned Development Waterfront.

- A. **Intent.** The PDW district is established to implement the provisions of the Manatee County Comprehensive Plan by providing a specialized district for marinas, boat liveries, boat yards and ways, and other waterfront uses that are oriented and enhanced by the water.
1. The district is established to ensure that development within the coastal area is compatible with its natural character through the establishment of locational criteria and review guidelines which encourage innovative and creative design to facilitate use of the most advantageous construction techniques in the development of waterfront land uses; ensure ample provision and efficient use of open space; promote high standards in the layout, design and construction of development on navigable waters of the County; promote environmentally sensitive use of waterfront property; and preserve waterfront vistas.
 2. Uses must be consistent with the Comprehensive Plan criteria regarding uses, density, intensity, project size, maximum floor area ratio, and locational criteria, as applicable.
 3. It is the intent of the PDW district that marina-type uses not be located in areas where manatee sightings are frequent and it can generally be assumed that they inhabit these areas on a regular or continuous basis. These areas shall include, but not be necessarily limited to, those cited in F.S. § 379.2431(2)(g)12.
 4. Marina-type uses preferably should be located outside any Aquatic Preserve or any approved, or conditionally approved, shellfish harvesting area.
 5. Marina-type uses shall be encouraged to locate in areas which have been altered by man, particularly when such areas have historically been used for marine related activities.
 6. Waterfront development shall be prioritized as to whether the proposed use is (a) water-dependent; (b) water-related; (c) water-enhanced; (d) non-water dependent; or (e) non-water dependent resulting in irretrievable commitment of coastal resources. In order of listing, uses listed first shall be given the highest priority. Uses listed under (e) shall be given the least preference as a Planned Waterfront Development.
 7. It is also the intent of the PDW district to allow single family and multi-family dwelling units. If the proposed single family dwelling unit is located upon property zoned PDW with no General Development Plan approval, such unit shall be permitted by Building Permit. However, should multi-family dwelling units or multiple single family units be proposed, such development shall require General Development Plan or Preliminary Site Plan approval by the Board of County Commissioners.
- B. **Permitted Uses.** The uses permitted in PDW are listed in Table 4-12.
- C. **Review Criteria.** When evaluating an application for PDW, the following criteria shall be utilized in determining the appropriateness of the request, in addition to the criteria in Chapter 3.
1. Protection of Waterway Bottom and Grassbeds. For bodies of water considered to be Outstanding Florida Waters, no new dredging is allowed unless it can be shown the proposed dredging is clearly in the public interest per Section 62-312, FAC. However, restrictions of the Comprehensive Plan prevail.
 2. Waterfront uses shall demonstrate sufficient upland area to accommodate all non-water dependent uses such as, but not limited to parking areas and restaurants.
 3. Proposed waterfront uses shall demonstrate no significant adverse impact on established recreational and commercial fishing activities.
 4. Dredging and filling of wetlands or open water in order to accommodate non-water dependent uses shall not be allowed. Exceptions may be granted by the Board through the Planned Development process in cases shown to be an overriding public interest, such as the presence of sensitive upland habitats.
 5. New marina-type uses shall be located only in areas having adequate depths for ingress and egress without dredging productive (vegetated) submerged areas. A minimum water depth of four (4) feet mean low water shall be required. Greater depth shall be required for those facilities designated for or capable of accommodating boats having more than a three-foot draft. These depth requirements shall apply to the area between the proposed facility and any natural or other navigational channel, inlet, or deep water. Marking of navigational channels may be required where necessary.
 6. In reviewing applications for docking facilities, ways to mitigate adverse environmental impacts of proposed or past activities shall be explored. This may include shallowing dredged areas, restoring wetland or submerged vegetation, or marking navigational channels. Such mitigation or restoration may be required as a condition of approval.
 7. Boat maintenance and other intense activities shall be located as far as possible from open water bodies in order to reduce contamination of water bodies by toxic substances common to boat maintenance. Runoff from boat maintenance activities must be collected and treated prior to discharge.
 8. Open wet slips shall be preferred to covered wet slips in design to reduce shading of water bodies which results in reduced biological productivity.
 9. Cumulative effects of several marinas/boat ramps in one area shall be considered in the review of proposed waterfront uses.
 10. All new/expanded marinas shall provide adequate capacity to handle sewage, either by means of on-site pumpout and treatment facilities or connection to a treatment plant. Applicants shall document the availability and capacity of the above sewage facilities to handle the anticipated volume of waste. All marinas with fueling facilities shall provide pumpout facilities at each fuel dock. Marinas which serve liveboards shall provide direct connections to municipal sewage collections at every liveboard slip.

The applicant shall provide documentation of capability to respond as rapidly and effectively to contain any spills of petroleum or other hazardous materials. Documentation shall be in the form of a spill contingency plan, which shall include a list of clean-up equipment and where it will be stored, fuel pump operation and emergency shutdown procedures, and a description of the training which will be provided to marina personnel who will operate the pumps and deploy cleanup equipment. Also included shall be provisions for surprise drills and material/equipment testing.

12. All marina-type uses shall demonstrate compliance with State Water Quality Standards by maintaining a water quality monitoring program approved by Manatee County.
13. Grassbeds and other submerged habitat deemed valuable by the applicable local, state and regional agencies shall be protected, regardless of their size.
14. All fuel handling associated with residential docks shall meet all Local, State and Federal standards. No sale of fuel may occur from a residential waterfront structure.

D. Operational Guidelines.

1. Approved marina-type uses shall have a hurricane preparedness plan approved by the County;
2. Approved marina-type uses shall prepare, if appropriate, a fuel management/spill contingency plan which shall describe methods to be used in dispensing fuel and all procedures, methods, and materials to be used in the event of a fuel spill. Such plan shall be approved by the County;
3. All basins for marina-type uses will be designated idle speed zones and access channels shall be designated slow speed zones;
4. Approved uses shall comply with Florida Department of Environmental Protection Manatee Protection Plan when developed, if approved subsequent to the development of the DEP Plan; otherwise, uses utilizing waterfront access for boats shall:
 - a. *Construction.* If the Florida Department of Environmental Protection has identified the waters surrounding the Planned Development Waterfront District as an area frequented by the manatee, the West Indian Manatee shall be protected during the construction period. The contractor shall instruct all personnel associated with the project of the presence of manatees and the need to avoid collisions with manatees. All personnel will be advised that there are civil and criminal penalties for harming, harassing or killing manatees which are protected under the Endangered Species Act of 1973, the Marine Mammal Protection Act of 1972, and the Florida Manatee Sanctuary Act of 1978. The developer will be held responsible for any manatee harmed, harassed or killed as a result of construction of the project. All construction activities in open water will cease upon the sighting of manatees within one hundred (100) yards of the project area. Construction activities will not resume until the manatee have departed the project area. A log detailing sightings, collisions, or injury to manatees which have occurred during the construction period shall be kept.
 - b. *Post Completion.* Following project completion, a report summarizing the above incidents and sightings shall be submitted to the Florida Department of Environmental Protection, Manatee Recovery Program (100 Eighth Ave., SE, St. Petersburg, FL 33701-5095) and to the U.S. Fish and Wildlife Service (2747 Art Museum Drive, Jacksonville, FL 32207).
 - c. *No Wake Zone.* If the Florida Department of Environmental Protection has identified the waters surrounding the Planned Marina Development District as an area frequented by the manatee, an idle/no wake speed zone shall be clearly marked in the channel from the marina facility to a point beyond the manatee area or to the Intracoastal Waterway. Signs are to be shown on Preliminary Site Plan.
 - d. *Signs.*
 - i. Manatee awareness signs shall be installed and maintained at prominent locations within the construction area/facility. A marina site plan shall be sent to the Florida Department of Environmental Protection, (FDEP) (100 Eighth Ave., SE, St. Petersburg, FL 33701-5095). FDEP personnel will specify sign locations.
 - ii. The signs shall be 3' X 4', 125 gauge 61TS aluminum, covered with white, engineer-grade, reflective sheeting; black painted lettering; black screened design; and orange, engineer-grade, reflective tape border. The 3' X 4' "Caution Manatee Area" signs shall be fabricated to the specifications of the uniform waterway markings for design.
 - iii. The installation of the 3' X 4' signs shall be made in accordance with the specifications of the Florida Department of Environmental Protection for such signs. Sign installation specifications will be furnished to the permittee when sign locations are designated.
 - iv. Placement and installation of signs will be certified as on designated stations to FDEP by the project Professional Engineer before the marina facility is in use.
 - v. Signs and pilings are to remain the responsibility of the owner(s) and are to be maintained for the life of the marina in a manner acceptable to the Florida Department of Environmental Protection.
 - e. *Collision.* Any collision with a manatee shall be reported immediately on the manatee "hotline" (1-800-342-1821) and to the U.S. Fish and Wildlife Service, Jacksonville Endangered Species Field Station (904-791-2580).
 - f. *Educational Display.* A permanent educational display shall be established and maintained at a prominent location to increase the awareness of boaters using the facility of the presence of manatees and need to minimize the threat of boats to these animals. The display should include information on the location of the facility with respect to boat speed zones in the area, the threat which boats pose to manatees and the manatee "hotline" number (1-888-404-FWCC), maintained by the Florida Fish and Wildlife Conservation Commission. Other information which may aid in the conservation of the species may be obtained from the Florida Department of Environmental Protection.
 - g. *Seagrass Replacement.* A sea grass bed replacement and maintenance program shall be established by the property owner and approved by the Florida Department of Environmental Protection when appropriate. This program shall include a baseline survey of sea grass beds which shall be submitted with the Preliminary Site Plan or next development plan and a program for replacement of sea grass beds disturbed during construction and any cumulative damage caused by increased boat traffic generated by the facility. The replacement ratio shall be two (2) to one (1). A permit for the removal or transplanting of sea grass beds shall be obtained from the Florida Department of Environmental Protection prior to approval of a final site plan.
 - h. *Boat Launch Facilities for Marinas.* A marina shall include boat launch facilities for the use of the general public unless the applicant can demonstrate the infeasibility of providing such facilities.
 - i. *Restrooms for Marinas.* Marinas shall have adequate restroom facilities in compliance with Health Department Regulations and the County Plumbing Code. Regulations prohibit the use of vessel toilets while moored unless these toilets are self-contained or have an approved treatment device.
 - j. *Garbage Receptacles for Marinas.* Garbage receptacles shall be provided and maintained by the marina operator at several locations convenient to users.
 - k. *Pump-out, Holding, and Treatment Facilities for Wastes from Mobile Sources.* Sewage, solid waste, and petroleum waste generated by vessels or vehicles on the site shall be collected and disposed of in a manner acceptable to state and local authorities regulating wastes from mobile sources.

E. Design Standards for Allowed Uses or Special Uses.

1. *Generally.* In addition to other standards contained in this section, the following standards apply to those uses which are water-dependent uses. Permitted water-dependent uses shall be designed to:
 - a. Allow the free movement of aquatic life requiring shallow water;
 - b. Maintain existing flood channel capacity; and
 - c. Assure stable shoreline banks.
2. *Prohibitions.* Development that encroaches on shoreline areas shall not be located:
 - a. In areas where there is inadequate water mixing and flushing; or
 - b. In areas identified in the Technical Support Document of the Manatee County Comprehensive Plan as hazardous due to high winds and flooding.
3. *Location of Non-water-dependent Accessory Uses.* Access roads, parking lots, non-water dependent accessory buildings and similar structures shall be located on upland sites.
4. *Requirement for Restoration of Damaged Shoreline Areas.* Non-developed portions of shoreline areas that are altered during construction shall be restored or replaced through type for type replanting of vegetation, restocking of finfish, shellfish, and wildlife, re-establishment of drainage patterns, or other measures deemed appropriate by the Department Director. Vegetation shall be replanted as required to ensure eighty-five (85) percent survivability.
5. *Limitation of Accessory Uses.* Accessory uses shall be limited to those that are water-dependent or necessary for operation of the development. Accessory uses will be consistent in scale and intensity with the surrounding uses. Fill shall not be placed in waters or associated wetlands to create usable land space for accessory uses.

F. Special Design Standards Applying Within Buffers or Setbacks Adjacent to Shorelines.

1. *Native Vegetation.* The development shall comply with [Section 701](#) of this Code as regards landscaping.
2. *Point Source and Non-Point Source Discharges.* Point source and non-point source discharges to DEP designated shellfish harvesting areas shall be prohibited, except for stormwater, which may be discharged only if it meets the following minimum standards:
 - a. Stormwater management systems shall afford a level of treatment equal to one hundred fifty (150) percent of the treatment criteria specified in applicable sections of Chapter 25, Florida Administrative Code, as implemented through Chapter 40D-4.301(2), Florida Administrative Code.
 - b. Any more stringent stormwater rule developed subsequent to adoption of this Code shall apply.
3. *Dredging.* Dredging shall be conducted only as follows:
 - a. Any channels constructed shall be of the minimum depth and width required to achieve the intended purposes. Sides of channels shall be sloped in a manner at will prevent slumping and erosion and allow revegetation.
 - b. Any dredging shall be conducted at times of minimum biological activity to avoid adverse impacts on fish migration and spawning.
 - c. Any spoil that results from dredging shall be disposed of at upland sites and stabilized within thirty (30) days, unless the spoil is causing turbidity violations or other problems, in which case the developer must stabilize the spoil immediately.
 - d. If dredging changes the littoral drift processes and causes adjacent shoreline to erode, the developer shall periodically replenish the adversely affected shoreline with the appropriate quantity and quality of shoreline materials.
 - e. Dredging shall be prohibited where live bottom communities are present.
 - f. At the discretion of the Department Director, dredging operations may be subject to surety bonding requirements.
4. *Septic Tanks.* Septic tanks shall not be located within shoreline areas.
5. *Native Vegetation.* If no native vegetation exists in the shoreline area, strips of native coastal vegetation shall be planted between development activities and the mean high water line or the ordinary high water line. This vegetated area shall be planted with native species of trees, shrubs, and/or grasses suitable to on-site soil and water conditions.
6. *Dimensional Regulations.*
 - a. *Maximum Floor Area Ratio.* Floor area ratio and densities must be in compliance with the Manatee County Comprehensive Plan.
 - b. *Setbacks From Property Lines.*

Front: Forty (40) feet.

Side**: Ten (10) feet.

Rear**: Fifteen (15) feet.

**When abutting a residential district, the minimum setback shall be twenty (20) feet plus five (5) feet for each one (1) foot of building height which is in excess of twenty (20) feet above the elevation required by the Floodplain Management Ordinance.
 - c. *Waterfront Setbacks.*
 - i. *Waterfront Setbacks for Dry Storage Facilities.* Fifty (50) feet for structures which do not exceed thirty-five (35) feet in height. An additional two and one-half (2.5) feet of setback shall be provided for each foot the building exceeds thirty-five (35) feet in height above the elevation required by the Floodplain Management Ordinance.
 - ii. *Waterfront Setbacks for All Buildings Other Than Dry Storage Facilities.* Waterfront structures shall be required to have waterfront buffers of thirty (30) or fifty (50) feet as required in [Section 706](#). Exceptions may be made for water dependent uses as permitted by the Comprehensive Plan and structures deemed to have no significant effect.
 - d. *Maximum Height of Structures.*
 - i. *Dry storage facilities*—Maximum height of dry storage facilities is fifty (50) feet above the elevation required by the Floodplain Management Ordinance.
 - ii. *All other structures*—Shall not exceed thirty-five (35) feet above the elevation required by the Floodplain Management Ordinance.

- e. **Open Space.** Not less than twenty (20) percent of the gross area of the project site above the new high water line shall be reserved for landscaped open space. Required open space shall be designed to support and aesthetically contribute to the project's vehicular, bicycle and pedestrian circulation system, and shall provide areas devoted to passive recreation activities. Consistent with good design, landscaping of open space areas shall incorporate existing native shoreline or tidal area vegetation and environmentally significant areas. Landscaped open space shall include twenty-five (25) percent native tidal area vegetation.

7. *Design Standards.*

- a. *Structures and Signs.* All structures, signs and landscaping shall be of unified design and theme. Orientation and placement should enhance the sense of open space and minimize the impact on the environment and surrounding development. Design elements shall emphasize the harmony of color, texture, lines and mass.
- b. *Uncovered Show Areas.* The ground surface of all unenclosed areas used for the display and sales of boats and other nautical equipment shall be grass, ground cover, washed gravel, or turf block.
- c. *Channel Markers.* All channels shall be clearly marked and maintained. Channel markers shall be shown on the Site Plan.

8. *Waterfront Structures.* See Section 511.17.

9. *Water Dependent Uses.* Water dependent uses shall meet the applicable requirements of the Floodplain Management Ordinance.

(Ord. No. 16-24, § 3(Exh. A-4), 11-15-16; Ord. No. 19-03, § 3(Exh. A-4), 3-21-19; Ord. No. 20-12, § 3(Exh. 4), 9-3-20/Amd. 11-10-20)