

COMMERCIAL USES—RETAIL

	CON	A	A-1	RSF	RSMH	RDD	RMF	PR	NC	GC	HC	CRV	LM	HM	EX	PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	VIL	PDA	PDEZ	
RETAIL (See NOTE below)																														
Auction Houses, Open	X	X	X	X	X	X	X	X	X	SP	SP	X	AP	X	X	X	X	P*	X	P*	X	X	P*	X	X	X	X	X	X	
Auction Houses, Enclosed	X	X	X	X	X	X	X	X	X	AP	AP	X	AP	X	X	X	X	P*	X	P*	X	X	P*	X	X	X	X	X	X	
Auction Houses, Auto	X	X	X	X	X	X	X	X	X	SP	SP	X	AP	X	X	X	X	P*	X	P*	X	X	P*	X	X	X	X	X	X	
Building Materials Establishment	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X	X	P	X	X	X	X	P	X	X	X	X	SP	X	X
Retail Sales, Neighborhood Convenience	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	P*	P	P	P	P	X	P*	P*	P*	P*	X	AP	P*	X
Retail Sales, Neighborhood General	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	P*	P	P*	P*	X	P*	P	P*	P*	X	AP	P*	X	
Drinking Establishment																														
Drive-Thru Eating Establishment																														
Eating Establishment	X	X	X	X	X	X	X	X	AP	AP	AP	X	AP	X	X	X	X	P	P*	P*	P*	X	X	P	X	X	X	AP	X	P*
Farm Equipment and Supply Establishments	X	AP	SP	X	X	X	X	X	X	AP	AP	X	AP	X	X	X	X	P*	X	P*	P*	X	X	P*	X	X	X	AP	X	P
Gas Pumps	X	X	X	X	X	X	X	X	SP	AP	AP	X	SP	X	X	X	X	P*	P*	P*	P*	P*	P*	P*	X	X	AP		P	
MH/RV Sales, Rental, Leasing	X	X	X	X	X	X	X	X	X	AP	AP	AP	AP	X	X	X	X	P*	X	X	X	X	P*	X	X	X	SP		X	
Motor Vehicle Sales, Rental, Leasing	X	X	X	X	X	X	X	X	X	AP/SP	AP	X	AP	X	X	X	X	P*	X	P*	X	X	P*	X	X	X	SP		X	
General Retail Sales Uses	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	P	P*	P*	X	P*	P	P*	P*	X	SP		X	
Service Station	X	X	X	X	X	X	X	X	SP	AP	AP	X	AP	X	X	X	X	P*	X	P*	X	X	P*	X	X	X	SP		P	

AP = Administrative Permit  
 SP = Special Permit  
 P = Permitted  
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AP/SP = Administrative Permit required as specified in Section 704 or elsewhere in this Code.  
 P\* = With limitations, as specified in Section 704, Conditional use Criteria, or elsewhere in this Code. Accessory towers in the PDR district are allowed a maximum height of 150 feet.

AP/SP = Administrative Permit or Special Permit required as specified in Section 704 or elsewhere in this Code.  
 Note: HC zoning on property assigned to IL (Industrial Light) future land use category requires that all relevant locational criteria shall be met as specified in the Manatee County Comprehensive Plan. Additional restrictions include the allowance of only small retail commercial uses as defined in the Manatee County Comprehensive Plan with a 30,000 square foot maximum and a 3,000 square foot maximum without Special Approval.  
 Note: Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted with approval of a General Development Plan. PD zoning in itself does not constitute approval to develop.  
 Note: Retail Sales, Neighborhood Convenience Uses within the CRV District shall meet the standards for such uses set forth in Section 603.9.

COMMERCIAL USES—SERVICES

	CON	A	A-1	RSF	RSMH	RDD	RMF	PR	NC	GC	HC	CRV	LM	HM	EX	PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	VIL	PDA	PDEZ
<b>Banking:</b>																													
Bank	X	X	X	X	X	X	X	P	P	P	P	X	P	X	X	X	P	P	P	P	X	X	P	X	X	X	AP	X	X
Bank/Drive-through	X	X	X	X	X	X	X	AP	AP	AP	AP	X	AP	X	X	X	P*	P*	P*	P*	X	X	P*	X	X	X	AP	X	P*
Business Services	X	X	X	X	X	X	X	P	P	P	P	X	P	X	X	X	P	P	P	P	X	X	P	X	X	X	AP	X	P*
Exterminating and Pest Control	X	X	X	X	X	X	X	X	X	X	SP	X	AP	AP	X	X	X	X	X	X	X	X	SP	SP	X	AP	AP	X	P*
<b>Health Services:</b>																													
Professional Office	X	P	P	X	X	X	X	P	P	P	P	P	P*	X	X	X	P	P	P	P	X	X	P	P	X	X	AP	X	X
Clinic	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	P	P	P	X	X	P	P	X	X	X	AP	X	X
Veterinary Clinic	X	AP	SP	X	X	X	X	AP	AP	AP	AP	X	X	X	X	X	P*	P*	P*	X	X	X	P*	X	X	X	AP	P*	X
Hospitals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X
Medical and Dental Laboratories	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X	P	P	P	P	X	X	P	X	X	X	X	X	X
Nursing Home	X	X	X	SP	X	SP	SP	AP	AP	AP	X	X	X	X	X	X	P*	P*	X	X	X	P	X	X	X	AP	X	X	
Industrial Service Establishment	X	X	X	X	X	X	X	X	X	SP	AP	X	AP	AP	X	X	X	P*	P*	X	X	X	P*	X	X	X	AP	X	P*
<b>Lodging Places:</b>																													
Bed and Breakfast	X	AP	SP	SP	X	AP	AP	AP	AP	X	X	X	X	X	X	P*	X	P*	X	X	X	P*	P*	X	X	X	AP	P*	X
Boarding House	X	X	X	X	X	X	AP	AP	AP	AP	AP	X	X	X	X	P*	X	X	X	X	X	X	P*	X	X	X	AP	P*	X
Dormitories	X	X	X	X	X	X	AP	X	X	AP	X	X	X	X	X	P*	X	X	X	X	X	X	P*	X	X	X	X	X	X
Hospital Guest House	X	X	X	X	X	X	SP	AP	AP	AP	AP	X	X	X	X	X	X	X	X	X	X	P*	X	X	X	X	X	X	X
Hotel	X	X	X	X	X	X	X	X	X	P	P	X	P	AP	X	X	X	P*	X	X	X	P*	X	X	X	X	X	X	X
RV Park	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	P	P	P	X	X	P	X	X	X	SP	X	P
<b>Miscellaneous Services:</b>																													
Office	X	X	X	X	X	X	X	P	P	P	P	X	P	P	X	X	P	P	P	P	X	X	P	X	X	X	AP	P*	
<b>Car Wash:</b>																													
Self Serve	X	X	X	X	X	X	X	X	X	AP	AP	X	AP	X	X	X	X	P	X	P	X	X	P	X	X	X	AP	X	X
Incidental	X	X	X	X	X	X	X	X	AP	AP	AP	X	AP	X	X	X	X	P	X	P	X	X	P	X	X	X	AP	X	X
Full Service	X	X	X	X	X	X	X	X	X	SP	AP	X	AP	X	X	X	X	P	X	P	X	X	P	X	X	X	SP	X	X
Construction Service Estab.	X	X	X	X	X	X	X	X	X	SP	AP	X	AP	AP	X	X	X	P*	X	X	X	X	P*	X	X	X	X	X	X
<b>Dry Cleaners:</b>																													
Neighborhood General	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	P	P	P	P	X	X	P	X	X	X	X	X	X
Pick-up	X	X	X	X	X	X	X	AP	AP	AP	AP	X	X	X	X	X	P	P	P	P	X	X	P	X	X	X	X	X	X
Food Catering	X	X	X	X	X	X	X	X	SP	AP	AP	X	AP	X	X	X	X	P*	X	X	X	X	P*	X	X	X	AP	P*	P*
Funeral Chapel	X	AP	AP	SP	SP	SP	SP	AP	AP	AP	AP	X	X	X	X	P*	P*	P*	X	X	X	X	X	X	X	X	X	X	X
Funeral Home	X	SP	SP	SP	SP	SP	SP	AP	AP	AP	AP	X	X	X	X	X	P*	P*	X	X	X	X	X	X	X	AP	P*	X	X

Fig. 6-1

LAND DEVELOPMENT CODE

	CON	A	A-1	RSF	RSMH	RDD	RMF	PR	NC	GC	HC	CRV	LM	HM	EX	PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	VIL	PDA	PDEZ
Lawn Care/ Landscaping	X	AP	SP	X	X	X	X	X	X	AP	AP	X	AP	X	X	X	X	P*	X	X	X	P*	X	X	X	AP	X	X	
Printing, Small	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	P	P	P	X	P	X	X	P	X	X	X	P	X	X
Printing, Medium	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X	X	P	X	P	X	X	P	X	X	X	P	X	X
Printing, Heavy	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	P	X	X	P	X	X	X	P	X	X
Wholesale Trade Establishment	X	X	X	X	X	X	X	X	X	X	P	X	P	P	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X
Personal Service Establishment	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	P	P	P	P	P	P	X	P	P	P	X	AP	P	X
Rental Service Establishment	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X	X	P	P	P	P	X	X	X	X	AP	X		
Repair Service Establishment	X	X	X	X	X	X	X	X	AP	AP	AP	X	AP	X	X	X	X	P	P	X	P	X	P	X	X	AP	X	X	
Motor Vehicle Repair:																													
Neighborhood Serving	X	X	X	X	X	X	X	X	AP	AP/SP	AP	X	AP	X	X	X	X	P*	X	P*	X	X	P*	X	X	X	SP	X	X
Community Serving	X	X	X	X	X	X	X	X	SP	AP/SP	AP	X	AP	X	X	X	X	P*	X	P*	X	X	P*	X	X	X	SP	X	X
Major	X	X	X	X	X	X	X	X	X	SP	AP	X	AP	AP	X	X	X	P*	X	P*	X	X	P*	X	X	X	X	X	P*
Sign Painting Service	X	X	X	X	X	X	X	X	X	AP	AP	X	AP	AP	X	X	X	P	X	P	P	X	P	X	X	AP	X	X	
Taxi-Cab, Limou- sine Service	X	X	X	X	X	X	X	X	X	AP	AP	X	AP	X	X	X	X	P	X	P	X	X	P	X	X	X	X	X	X

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Note: Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted with approval of a General Development Plan. PD zoning in itself does not constitute approval to develop.

\* Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

Note: Uses may be further restricted or modified by the overlay district criteria in Section 604.

Note: Notwithstanding the development review procedures set forth in this Figure 6-1 or any other provision of this Code, the development review procedures required pursuant to Section 605 and Chart 605 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.

VIL District Note: All conditional uses within the VIL District shall meet the conditional use criteria for the VIL districts found in Section 704.

Development in the Cortez Fishing Village Historical and Archaeological overlay district may be limited by and is subject to special standards as contained in Section 604.6.8.