

SEC. 2.02.02. ALLOWABLE USES IN ZONING DISTRICTS

1. The table below indicates the categories of uses which are allowable in each standard zoning district within Hillsborough County. The categories of uses are arranged in the vertical column on the left side of the table and the zoning districts are listed across the top. "P" indicates that the use is permitted, subject to the standards of this Code. "C" indicates the use is a Conditional Use that may be allowed in the identified district pursuant to conformance with the design standards contained in Article VI. No public hearing is required for Conditional Uses unless otherwise stated in the applicable standards in Article VI. "S" designates uses as Special Uses that may be established in the district, pursuant to a noticed public hearing as described in Part 10.02.00 and in conformance with the standards contained in Article VI. An "A" indicates the use is an Accessory Use that may be established in the district pursuant to the requirements of Article VI. Uses identified with an "N" are potentially permitted Conditional Uses in the identified district pursuant to the criteria contained in Section 6.11.65 (Non-Industrial Uses in Industrially Designated Areas). A blank space indicates that the use is prohibited. All uses are subject to the development standards of the zoning district in which it is to be located as well as all other rules and regulations of this Code and Hillsborough County.

M-Manufacturing

The purpose of this district is to provide areas for manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses in appropriate areas of Hillsborough County in conformance with the provisions of the Comprehensive Plan. Appropriate performance standards shall be applied to limit the effect of such uses on uses within the district and adjacent districts.

Table of Allowable Uses in Zoning Districts

Key: **P** = Permitted. **C** = Conditional Use, permitted pursuant to standards of Article VI (no public hearing required unless specified in applicable section) and the procedures of Section 10.01.00. **S** = Special Use, noticed public hearing required and subject to standards of Article VI. Reviewed pursuant to Section 10.02.00. **A** = Accessory use, permitted pursuant to Article VI. **N** = Potentially permitted pursuant to Section 6.11.65. **CNR** = Conditional Use/No Review, permitted without prior zoning review subject to requirements of Part 6.11.00. **Blank** = Prohibited.

	M
Agricultural Uses	
Agriculture	N
Agricultural Equipment Storage	C
Agricultural Manufacturing	C
Agricultural Stands—Temporary or permanent	N
Animals	N
Animal Production Unit, Type 1 and 2	
Beekeeping	P
Family Farm	
Family Homestead	
Family Lot	
Farm Worker Housing ⁷	
Land Application Disposal	S
Landscaping Contractor's Nursery	P
Plant Farm	C
Pug Mills (in Agricultural Zoning Districts, part of an approved land excavation site)	
Stables (Private)	N
Stables (Public)	N
Residential Uses	
Accessory Dwellings	
Accessory Kitchen	
Accessory Structures	C
Affordable Housing Development	
With a density bonus	
Without a density bonus	
Apartments, Commercial	
Backyard Chickens	
Bed and Breakfast Establishment	
Boarding House	
Community Residential Homes Type A	
Community Residential Homes Type B & C	

Dormitories	
Dwelling, Modular	
Dwelling, Multi-family	
Dwelling, Single-family conventional	
Dwelling, Single-family manufactured/mobile home	
Dwelling, Two-family (duplex)	
Family Day Care Home	
Fraternities/Sororities	
Garage, Yard, Etc. Sales	
Home Based Businesses	
Hospital Guest House	
Housing for Older Persons	
Life Care Treatment	
Mental Health Care Facility	
Mobile Home Park	
Model Dwelling Units and Pre-construction Sales Offices	
Nursing, Convalescent and Extended Care Facilities	
Parks Security Mobile Home	C
Portable Temporary Storage Units	
Professional Residential Facilities	
Recovery Home A	
Recovery Home B	
Recovery Home C	
Recreational Vehicle Park	
Repairs, Vehicle	
Single-Family Efficiency	
Temporary Manufactured Home Facilities	C
Cultural/Institutional Uses	
Churches and Synagogues (300 seats or less)	C
Churches and Synagogues (301 seats or more)	C
Research Activities	P
Libraries	N
Membership Organizations	C
Museums, Art Galleries	
Pre-K, Day Care, Child Care and Child Nurseries	C
Schools, Private and Charter (K–12)	

Schools, Public (K—12) ⁵	
Neighborhood, General and High Intensity Business and Commercial	
Accessory Retail	C
Adult Care Centers	C
Alcoholic Beverage ⁸	C
Alcoholic Beverage	C
Apparel and Shoe Store	A
Appliance Stores, Large	A
Appliance Stores, Small	A
Art Supply Store	
Automated Teller (ATM)	A
Automotive Supply Store	A
Bank/Credit Union	P
Banquet and Reception Halls	
Bicycle Sales	A
Bicycle Repair	C
Big-Box Retailers, Including Large-Scale Building Supply Centers and Do-It-Yourself Centers	
Blueprint	P
Body Shops	P
Book/Stationary Store, New and Used	
Brew Pub	
Bus Terminal	C
Camera/Photography Store	
Canopies and Gasoline Pump Islands as Accessory Uses	C
Car Wash Facilities	A
Catering	
Commercial, Vocational and Business Schools	P
Contractor's Office, With Open Storage	P
Contractor's Office, Without Open Storage	P
Convenience Store With or Without Gas Pumps	C
Crematoriums, Stand Alone	P
Department and Discount Stores	
Drug Stores	
Dry Cleaners, Small	
Dry Cleaners, General	P
Electric/Electronic Repair, Small	P
Electric/Electronic Repair, Large	P
Exterminator	P
Farm and Garden Supply Centers	N
Firing Range, Small Arms, Indoor	
Firing Range, Small Arms, Outdoor	C

Flea Markets or Similar Outdoor or Indoor/Outdoor Sales Complexes, Temporary or Permanent	C
Florist Shop	
Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat Seafood and Produce	A
Free-Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls	P ¹
Funeral Homes and Mortuaries, With or Without Accessory Crematoriums	
Furniture/Home Furnishings	A
Furniture Refinishing, Repair and Upholstery	P
Garbage Haulers	P
Gasoline Sales and Service	C
General Business, Such as Retail Goods and Stores	A
Grocery Stores	
Gun Sales	P
Gunsmith	P
Hardware Store	
Heliport	C
Helistop	C
Hotels and Motels	C
Industrial Laundry	P
Jewelry Store	A
Kennels	
Junkyard	P
Laundries (Self-Serve)	
Lawn Care/Landscaping	P
Liquor Store	P ¹
Livestock Auction Facilities	P
Locksmith	P
Lumber/Other Building Materials (Without Open Storage)	P
Lumber/Other Building Materials (With Open Storage)	P
Mail and Package Services	P
Mail Order Office	P
Mail Order Pickup Facilities	P
Marina	
Medical Marijuana Dispensing Facility	C
Microbrewery	P
Mini Warehouses	C
Motion Picture Studio	P
Motor Vehicle Repair, Minor	P
Motor Vehicle Repair, Major	P
Motor Vehicle Repair, Neighborhood	
Motor Vehicle Body Work, Painting	P
News Stand	A
Novelty and Souvenir Shop	
Office Equipment Sales	A

Open Storage	P
Optician/Optical Supplies	P
Pawnshop	P
Pet Shop	
Photography Studio	
Printing and Publishing, Large Scale	P
Printing Services	P
Radio-TV Broadcasting Studio	P
Radio and TV Sales	A
Recording Studios	P
Rental and Leasing, Light Equipment	P
Restaurants (Eating Establishment)	C
Restaurants with Drive-Up Facilities	C
Road Services	P
Sales, Rental and Service of New or Used Commercial Vehicles, Buses and Trucks	P
Sales, Rental and Service of New or Used Domestic Vehicles, Farm and Garden Equipment, Private Pleasure Crafts and Hobby Vehicles	N
Sales, Rental and Service of Recreational Vehicles	N
Service Station	C
Sexually Oriented Businesses	p ⁹
Shopping Centers	
Sign Painting	P
Small Motor Repair	P
Specialty Food Store	A
Sporting Goods Store	A
Storage Yards for Equipment, Machinery and Supplies for Building and Trades Contractors	P
Supermarket	
Tobacco Shop	A
Train Terminal	P
Travel Agencies	
Truck Stops	P
Used Merchandise	N
Utility Buildings and Gazebos	P
Vehicle Auction-Retail	P
Vehicle Parts Sales	A
Vehicle Parts Sales—Used	C
Vehicle Recycling	C
Vendors, Temporary	CNR
Watch, Clock, Jewelry Repair	P
Wedding Chapel	
Industrial, Manufacturing and Distribution Uses	
Assembly Plants	C
Industrial Dry Cleaning Plants and Laundries	P
Heavy Manufacturing	p ²

Land Excavation (Dry)	S
Land Excavation (Lake Creation, Lake Clearing and Stockpile Removal)	S
Land Excavation, Agricultural Reservoir	
Large-Scale Printing Plants	P
Lumberyards	P
Manufacturing	P
Minor Industry	C
Open Storage	P
Phosphate Mining	
Power Plants	P
Processing	P
Production	P
Railroad Switching and Classification Yard	P
Slaughterhouse and Animal Processing Plant	C
Trucking and Truck Terminal	P
Warehousing, With or Without Distribution Center	P
Wholesale Distribution (Trade)	P
Vehicle Auction—Wholesale	C
Office and Professional Services	
Animal Hospital/Veterinary Clinic, General and Small, With or Without Accessory Crematoriums	
Barber, Beauty Shop	
Business Services	P
Diagnostic Centers, which Provide Radiology, Medical Screening and Testing Services	P
Blood/Plasma Banks and Donation Centers	P
Employment Services	P
Temporary Labor Pool	C
Family Support Services	
Freestanding Emergency Room	P
Government Office	P
Health Practitioner's office	P
Hospital	P
Medical and Dental Laboratory	
Medical Offices or Clinics with Scheduled or Emergency Services by Physicians	P
Personal Services	
Professional Office	P
Professional Services	P
Rehabilitation Center	
Outdoor, Passive and Recreational Uses	
Cemeteries (either Human or Pet) With or Without Mausoleums or Accessory Crematoriums	
Game Preserve	

Camps	
Carnivals/Circuses	C
Drive-In Theaters	C
Golf Club/Country Club ¹⁶	
Golf Driving Range	C
Neighborhood Fair	C
Outdoor Paintball	C
Public Parks & Recreation Facilities	P
Private Skateboard Ramps	
Recreational Uses, General Indoor/Outdoor	P
Recreational Uses, Regional	C
Recreational Uses, Private Community	P
Recreational Use, Passive	P
Swimming Pools	N
Ultralight Flight Park	C
Neighborhood and General Public Service and Emergency Service Uses	
Aircraft Landing Field	C
Airport	C
Airport Related Activities	P
Ambulance Services	P
Communication Facilities, Wireless ⁶	C ³
Communication Facilities, Wireless on Schools ⁶	S
Components of Wastewater Systems	C
Components of Water Systems	C
Correctional Facilities, Community and Major	
Electricity Substations	C
Fire Stations	C
Flow Equalization Tanks	P
Garages and Storage Yards for School Buses, Highway Construction Equipment, Telephone Equipment and Utility Trucks and Equipment	P
Radio and Television Transmitting and Receiving Facility	S
Power Generation Facilities	C
Public Service Facilities	C
Public Use Facilities	C
Railyards and Terminals	P
Solar Energy Production Facility	C
Wastewater Plants and Systems	S
Wind Energy Conversion Systems (WECS), Small Scale	C
Wind Energy Conversion Systems (WECS), Medium Scale	C
Regional Cultural and Entertainment Facilities	
Amusement and Theme Parks	P
Colleges and Universities	P
Convention Centers	N
Trade Schools	P
Solid Waste Facilities	

Community Disposal Centers	P
Hazardous Waste Transfer Facilities	P ²
Landfills (Classes I, II and III)	S
Municipal Solid Waste Facilities	C
Recyclable Household Goods Facilities, Permanent Structure	C
Recyclable Household Goods Facilities, Truck Trailer	C
Recyclable Material Drop Off Center	A
Recyclable Material Recovery Facilities	P
Recyclable Metal Recovery Facilities, Open	C
Recyclable Metal Recovery Facilities, Enclosed	C
Resource Recovery Facilities	C
Vehicle Recycling, Open	C
Vehicle Recycling, Enclosed	C
Yard Waste Air Curtain Incinerator	C
Yard Waste Composting Facility	C
Yard Waste Transfer Facility	C

Endnotes:

- ¹ Separate Alcohol Beverage Special Use Permit required.
- ² Permitted only in HI (Heavy Industrial) Comprehensive Plan Category.
- ³ Reviewed and permitted in accordance with the design standards of Article VI at site development/building permit review, unless separation requirement is not met. In such cases, a noticed public hearing is required.
- ⁴ Permitted subject to review according to Public Facility Siting Policy.
- ⁵ Permitted subject to review procedures of Interlocal Agreement with School Board.
- ⁶ In Planned Development (PD) districts approved after October 1, 2005, wireless communication facilities are permitted only if expressly allowed by the conditions of approval, except as otherwise permitted by Sections 6.11.29.A., B.
- ⁷ A special use permit is required if the project does not conform to the requirements of Section 6.11.39 or if the project is located in the suburban or urban land use categories.
- ⁸ Special Use permit reviewed in accordance with the procedures of Section 10.02.00 may be required under certain circumstances as described in Section 6.11.11.
- ⁹ Permitted subject to Section 2.02.06 (Additional Location Restrictions for Sexually Oriented Businesses) and Ordinance 06-25.

¹⁰ Permitted without Special Use review subject to the requirements of Section 6.11.117 provided the support tower for the WECS does not exceed 10 feet in height as measured from point of installation at grade or, when applicable, point of installation on rooftop.

¹¹ Subject to the residence determined legally nonconforming.

¹² Restricted to entertainment/sporting facilities as defined by this Code. All other regional recreational uses prohibited.

¹³ Permitted subject to compliance with Section 6.11.03. and Section 6.11.127.

¹⁴ A minimum lot size of 7,000 square feet is required in addition to all other requirements of Section 6.11.02.

¹⁵ Allowed only if parcel is developed with an owner-occupied single family detached unit.

¹⁶ Legally established Golf Courses/Country Club facilities shall remain conforming uses subject to Section 11.03.01.D.

(Ord. No. 97-18, § 2, 12-18-97; Ord. No. 02-13, § 2, 8-1-02; Ord. No. 02-22, § 2, 11-13-02; Ord. No. 03-9, § 2, 6-5-03; Ord. No. 03-36, § 2, 11-12-03; Ord. No. 04-27, § 2, 6-10-04; Ord. No. 04-30, § 2, 6-10-04; Ord. No. 04-46, § 2, 11-4-04; Ord. No. 05-10, § 2, 6-16-05, eff. 10-1-05; Ord. No. 05-22, § 2, 11-17-05; Ord. No. 06-24, § 2, 6-24-06; Ord. No. 06-34, § 2(Exh. A), 11-2-06; Ord. No. 07-18, § 2, 7-19-07, eff. 10-1-07; Ord. No. 07-20, § 2, 8-7-07, eff. 10-1-07; Ord. No. 07-25, § 2, 11-1-07, eff. 2-1-08; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08; Ord. No. 08-29, § 2, eff. 2-1-09; Ord. No. 09-52, 6-11-09, eff. 6-18-09; Ord. No. 09-53, Items C, K, L, M, N, 6-11-09, eff. 10-1-09; Ord. No. 09-62, Items E, L—N, Q, 10-26-09, eff. 2-1-2010; Ord. No. 10-9, § 2, Item C(10-0172), Item F(10-0175), Item J(10-0177), 5-27-10, eff. 10-1-10; Ord. No. 10-26, § 2, Exh. A(10-0754), (10-0755), eff. 2-11-11; Ord. No. 11-19, § 2(Item V-A)(11-0236), 11-3-11, eff. 2-1-12; Ord. No. 12-9, § 2(Exh. A), 5-24-12, eff. 10-1-12; Ord. No. 12-25, § 2(Exh. A)(Item IV.D)(12-0682), (Item IV.E)(12-0683), 10-25-12, eff. 2-1-13; Ord. No. 14-7, § 2(Exh. A), (14-0062), 2-27-14; Ord. No. 17-7, § 2(Exh. A), 3-7-17, eff. 3-13-17; Ord. No. 17-28, § 2(Exh. A), 10-19-17, eff. 10-26-17; Ord. No. 19-30, § 2(Exh. A), 12-19-19, eff. 12-20-19; Ord. No. 20-17, § 2(Exh. A), 9-24-20, eff. 10-2-20; Ord. No. 21-41, § 2(Exh. A), 10-21-21, eff. 10-28-21; Ord. No. 22-12, § 2(Exh. A), 5-19-22, eff. 5-25-22)