

CITY OF BONITA SPRINGS, FLORIDA

ORDINANCE NO. 17-03

AN AMENDMENT TO THE BONITA SPRINGS LAND DEVELOPMENT CODE CHAPTERS 2 (ADMINISTRATION) AND 4 (ZONING); AMENDING §2-467 RELATED TO HURRICANE PREPAREDNESS PERTAINING TO HEALTH CARE FACILITIES; AMENDING §4-408 USE ACTIVITY GROUPS; AMENDING THE APPLICABLE DISTRICT REGULATIONS TO REFLECT USE ACTIVITY GROUP CHANGES IN THE ASSOCIATED ZONING DISTRICT TABLES (TABLES 4-436, 4-488, 4-520, 4-555, 4-613, 4-634, 4-661, 4-685, 4-718, AND 4-740); AMENDING §4-2014 MINIMUM REQUIRED SETBACKS RELATING TO USE ACTIVITY GROUP CHANGES; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, INCLUSION IN CODE AND AN EFFECTIVE DATE.

WHEREAS, the City of Bonita Springs, Florida is the governing body of Bonita Springs; and

WHEREAS, Florida Statutes §166.021 authorizes the City of Bonita Springs to establish, coordinate and enforce laws that are necessary for the protection of the public; and

WHEREAS, consistent with City of Bonita Springs Charter §72 (a), transitional land development regulations, Bonita Springs until it adopts its own ordinance is to use the land development regulations of Lee County, as the same exists on the date the city commences corporate existence, shall remain in effect as the city's transitional land development regulations; and

WHEREAS, City Council did adopt Ordinance No. 11-02, which adopted the Lee County land development regulations as its own, but did not make many substantive changes; and

WHEREAS, City Council directed staff to review the use activity groups in Chapter 4 and update them accordingly, to ensure the City maintains clear, concise, enforceable development regulations that guide the use of all lands within the City, and that upholds the vision for development set forth in the Bonita Springs Comprehensive Plan; and

WHEREAS, Council has determined that updates to the use activity groups are appropriate to classify new and emerging uses, remove antiquated uses from the Land Development Code, streamline lengthy use group listings, and ensure the use groups appropriately separate more intensive uses from less intensive uses in order to protect public health, safety and welfare.

THE CITY OF BONITA SPRINGS HEREBY ORDAINS:

SECTION ONE: AMENDMENTS TO BONITA SPRINGS LAND DEVELOPMENT CODE CHAPTERS 2 AND 4

Sections 2-467, Hurricane Preparedness pertaining to Health Care Facilities, §4-408 Use Activity Groups; Article V-District Regulations to reflect Use Activity Group Changes in the associated Zoning District Tables (Table 4-436, Table 4-488, Table 4-520, Table 4-555, Table 4-613, Table 4-634, Table 4-661, Table 4-685, Table 4-718, and Table 4-740); §4-2014 Minimum Required Setbacks relating to Use Activity Group Changes, of the Bonita Springs Land Development Code is hereby amended to read as follows, with strike-through identifying deleted language and underline identifying additional language:

BONITA SPRINGS LAND DEVELOPMENT CODE

CHAPTER 2

ARTICLE X. – HURRICANE PREPAREDNESS

Sec. 2-467. - Applicability.

This article applies only to development required to obtain a development order under chapter 3 and is applicable to all new residential development within the city that is located in a landfalling Category 1, 2, or 3 storm surge area. This article also applies to new and existing developments of regional impact. The provisions of this article supersede the County Administrative Code Section 7-9 in the event of a conflict. Under this article, residential development includes, but is not limited to, all assisted living facilities, dwelling units, living and housing units, mobile homes, recreational vehicle developments (including recreational vehicles qualifying as permanent residences under this Code), hotel and motel, health care facilities Groups I, II, IV, V and social services facilities Groups IV and V, as these terms are defined in chapter 4. This article does not eliminate the shelter requirements applicable to mobile home or recreational vehicle developments contained in section 3-265 to the extent this obligation is fulfilled by compliance with this article.

BONITA SPRINGS LAND DEVELOPMENT CODE

CHAPTER 4

ARTICLE V. – DISTRICT REGULATIONS

Sec. 4-408. - Use activity groups.

- (a) *Purpose and intent.* The purpose and intent of this section is to provide a method whereby lengthy lists of use activities can be categorized into simplified groups for insertion and use in the zoning district regulations.
- (b) *Applicability; interpretation of schedule.*
 - (1) When a particular activity group is shown as a permitted or permissible use within the use regulations of a zoning district, it shall be interpreted to mean any of the uses listed under that particular use activity group in this section, unless specifically noted to the contrary.
 - (2) When an individual use which is included within an activity group is listed specifically within the use regulations tables in Article V of this chapter, it shall be interpreted to mean apply to only that use, and shall not be interpreted to ~~mean~~ be inclusive of any other uses within the overriding activity group in which it is located.
 - (3) When a section, article or division number is indicated in parentheses following a particular activity, it is an indication that supplemental regulations affect the use, and the reader should refer to the indicated provisions.

- (4) ~~When a number precedes or follows a use activity, it is a reference to the Standard Industrial Classification Manual, 1972 edition, and all uses listed within the SIC code are permitted unless specifically indicated to the contrary.~~
- (5)(4) Whenever a use group title includes the word "manufacturing," it shall be interpreted to also include repair of the type of product contained within the listing. However, this is not to be interpreted as requiring repair establishments to be placed within one of these use groups if:
- a. No manufacturing is involved; and
 - b. The repair establishment qualifies under a different use activity group or defined term.
- (5) Schedule of Uses approved as part of an existing Planned Development prior to September 1, 2016 are subject to the use activity group regulations as adopted at the time of PD approval.
- (c) Use activity groups are as follows:
- (1) Apparel, manufacturing. Establishments whose primary function is the production of clothes, accessory items and other comparable textile, leather, and fur products.
 - a. ~~Marine canvas tops and tents, etc.~~
 - b. ~~231 Men's, youths' and boys' suits, coats, and overcoats.~~
 - c. ~~232 Men's, youths' and boys' furnishings, work clothing and allied garments.~~
 - d. ~~233 Women's, misses' and juniors' outerwear.~~
 - e. ~~234 Women's, misses' children's and infants' undergarments.~~
 - f. ~~235 Hats, caps and millinery.~~
 - g. ~~236 Girls', children's and infants' outerwear.~~
 - h. ~~237 Fur goods.~~
 - i. ~~238 Miscellaneous apparel and accessories.~~
 - j. ~~239 Miscellaneous fabricated textile products.~~
 - (2) Automotive repair and service (article VI, division 8 of this chapter).
 - a. Group I. Establishments primarily engaged in automotive repair, installation, and incidental retail sales relating to passenger vehicles, including but not limited to: air conditioning; batteries and ignition (electrical); brakes; brake linings; carburetors; fuel systems; generators and starters; glass/windshield; interiors; mufflers (exhaust systems); phones/radios; radiators; tires (no vulcanizing); tops and bed liners (canvas or plastic only); transmission; trim; undercoating; and upholstery. Also included in this group are establishments engaged in automotive services including: detailing; diagnostic centers; drive-in oil changes; inspections; wheel alignment; and ancillary towing services.
 1. ~~Automotive air conditioning equipment, sales and installation.~~
 2. ~~Automotive interior shops.~~
 3. ~~Automotive paint shops.~~
 4. ~~Automotive tops (canvas or plastic) installation or repair.~~
 5. ~~Automotive trim shops.~~
 6. ~~Brake linings, sale and installation.~~
 7. ~~Brake repairing.~~
 8. ~~Carburetor repair.~~
 9. ~~Cellular phone installation.~~

- ~~10. Diagnostic centers.~~
- ~~11. Drive-in oil change.~~
- ~~12. Electrical service, automotive (battery and ignition repair).~~
- ~~13. Exhaust system service (muffler shops).~~
- ~~14. Fuel system repair, motor vehicle.~~
- ~~15. Generator and starter repair.~~
- ~~16. Glass replacement and repair.~~
- ~~17. Inspection service.~~
- ~~18. Mufflers, automotive, sale and installation.~~
- ~~19. Radiator repair shops.~~
- ~~20. Radio, sales and installation.~~
- ~~21. Tire repair shops, no vulcanizing.~~
- ~~22. Transmission repair.~~
- ~~23. Undercoating cars.~~
- ~~24. Upholstery repair.~~
- ~~25. Wheel alignment.~~

- b. Group II. Establishments primarily engaged in general automotive and truck repair, not listed in Group I, including: paint shops, body shops; rebuilding and repair of auto bodies, diesel engines, engines, frames, front ends, motors, springs, and tops; rebuilding and retreading tires; tire recapping; and vulcanizing tires and tubes.

- ~~1. Automotive body shops.~~
- ~~2. Automotive repair shops not listed in Group I.~~
- ~~3. Automotive springs, rebuilding and repair.~~
- ~~4. Automotive top (other than canvas or plastic) and body repair.~~
- ~~5. Axle straightening.~~
- ~~6. Bump shops (automotive repair).~~
- ~~7. Diesel engine repair.~~
- ~~8. Engine repair.~~
- ~~9. Frame repair shops.~~
- ~~10. Front end repair.~~
- ~~11. Garages, general automotive repair and service.~~
- ~~12. Motor repair.~~
- ~~13. Rebuilding and retreading tires for the trade.~~
- ~~14. Retreading tires.~~
- ~~15. Tire recapping.~~
- ~~16. Vulcanizing tires and tubes (repair service).~~

- (3) *Banks and financial establishments.*

a. *Group I.*

1. ATM's (automatic teller machines).
2. ~~602~~ Commercial and stock savings banks.
3. ~~603~~ Mutual savings banks.
4. ~~605~~ Establishments performing functions closely related to banking.
5. ~~612~~ 4. Savings and loan associations.
6. ~~613~~ 5. Agricultural credit institutions.
7. ~~614~~ 6. Personal and business credit institutions.
8. ~~615~~ Business credit institutions.
9. ~~616~~ 7. Mortgage bankers and brokers.

~~b. *Group II.*~~

1. ~~604~~ 8. Federal reserve banks.
2. ~~604~~ 9. Trust companies not engaged in deposit banking.
3. ~~614~~ 10. Rediscount and financing institutions for credit agencies other than banks.
4. ~~624~~ 11. Security brokers, dealers and flotation companies.
5. ~~622~~ 12. Commodity contracts brokers and dealers.
6. ~~623~~ 13. Security and commodity exchanges and allied services.
7. ~~628~~ Services allied with the exchange of securities or commodities
8. ~~674~~ 14. Holding and investment offices, and trusts.
9. ~~672~~ Investment offices.
10. ~~673~~ Trusts.
11. ~~674~~ Miscellaneous investing.

b. Group II

1. Title loan lenders when not associated with pawn shops.
2. Check cashing services
3. Payday loan services

(4) ~~Building materials, sales (article VI, division 36 of this chapter). This group includes e~~ Establishments engaged in selling primarily lumber, or lumber and a general line of building materials, to the general public or wholesale contractors. ~~While these establishments may also sell to contractors, they are known as "retail" in the trade. The lumber which they sell may include rough and dressed lumber, flooring, molding, doors, sashes, frames and other millwork. The building materials may include roofing, siding, shingles, wallboard, paint, brick, tile, cement, sand, gravel and other building materials and supplies. Hardware is often an important line of retail lumber and building materials dealers. Asphalt and concrete batch plants are specifically excluded.~~

- a. Brick and tile dealers.
- b. ~~Building materials dealers.~~
- e. Buildings, prefabricated.
- d. c. Cabinets, kitchen, to be installed prefabricated.

- e. d. Cement dealers.
 - f. e. Concrete and cinderblock dealers.
 - ~~g. Fallout shelters.~~
 - ~~h. f. Fencing dealers.~~
 - i. g. Flooring, wood.
 - j. h. Garage doors, sale and installation.
 - k. i. Insulation material, building.
 - l. j. Jalousies.
 - ~~m. Lime and plaster dealers.~~
 - n. k. Lumber and building material dealers.
 - o. l. Lumber and planing mill product dealers.
 - ~~p. Millwork and lumber dealers.~~
 - q. m. Roofing material dealers.
 - r. n. Sand and gravel dealers.
 - s. o. Storm windows and sash, wood, ~~or metal,~~ or vinyl PVC.
 - t. p. Structural clay products.
 - u. q. Wallboard (composition) dealers.
- (5) *Business services.* This group includes establishments primarily engaged in providing business services to other businesses or individuals, which are not classified elsewhere in this section.
- a. *Group 1.* Business service establishments which customarily occupy standard office space and do not require outdoor storage of supplies or the use of vehicles other than cars or small vans. Establishments of this type include but are not limited to:
1. Advertising agencies (excluding sign construction).
 - ~~2. Appraisers.~~
 - ~~3. Attorneys.~~
 - ~~4. Bail bonding.~~
 - ~~5. Blood banks.~~
 - ~~6. Blood donor stations.~~
 - ~~7. Blueprinting and photocopying services.~~
 8. 2. Business and real estate agents and brokers.
 9. 3. Caterers without on-site food preparation or food service.
 - ~~10. Check exchanges.~~
 - ~~11. 4. Clerical services and notary publics.~~
 - ~~12. 5. Collection agencies, credit reporting services, and debt counseling services.~~
 - ~~13. 6. Commercial photography, art, drafting, blueprinting, and graphics.~~
 - ~~14. 7. Computer or data processing services.~~
 15. 8. Consulting services such as architects, attorneys, engineers, planners, etc.

- ~~16. Credit reporting services.~~
- 17. 9. Detective agencies, personal investigation services, and protective services, but not including armored car or animal (guard dog) rental.
- ~~18. Drafting services.~~
- 19. 10. Employment and management agencies.
- 20. 11. Film processing or developing, retail.
- 21. 12. Insurance agents agencies.
- ~~22. Interior decorators (not painters or paperhangers).~~
- ~~23. Management, consulting and public relations services.~~
- ~~24. Map making.~~
- ~~25. Medical photography and art.~~
- 26. 13. Message answering and telephone solicitation services.
- ~~27. Microfilm recording and developing services.~~
- ~~28. Notary publics.~~
- ~~29. Oxygen tent services.~~
- ~~30. Personal investigation services.~~
- ~~31. Real estate agents and brokers.~~
- 32. 14. Sign painting and lettering (including the assembly of pre-fabricated signage components, but not including manufacturing not construction).
- ~~33. Stenographic services.~~
- ~~34. Telephone solicitation services.~~
- 35. 15. Travel agencies.
- 36. 16. Visiting nurse associations.
- ~~37. Welcome wagon services.~~
- 17. Tax return preparation services.
- 18. Funeral services.

b. *Group II.* Business services which, due to equipment and vehicle storage or to processes used, usually require facilities in addition to standard office space. Included in this group are services similar to:

- 1. Aircraft food services and catering.
- 2. Armored car services.
- 3. Automobile claims adjusters.
- 4. Automobile repossessing services.
- 5. Horticultural services.
- 6. Lawn and garden services.
- 7. Messenger services.
- 8. Packaging services.
- 9. Parcel and express services.

10. Pest control (exterminators).
 11. Swimming pool cleaning and maintenance services.
 12. Water softening services.
- (6) *Chemicals and allied products, manufacturing.*
- a. ~~Group I.~~
 1. 283 Drugs (when not associated with a retail pharmacy, including retail pharmacies that offer compounding services).
 - b. ~~Group II.~~
 1. ~~284~~ 2. Industrial inorganic chemicals.
 2. ~~282~~ 3. Plastics materials and synthetic resins, synthetic rubber, and synthetic and other manmade fibers, except glass.
 3. ~~284~~ 4. Soap, detergents and cleaning preparations, and perfumes, cosmetics and other toilet preparations.
 4. ~~285~~ 5. Paints, varnishes, lacquers, enamels and allied products.
 5. ~~286~~ 6. Industrial organic chemicals.
 6. ~~287~~ 7. Agricultural chemicals, excluding 2875, Fertilizers, mixing only.
 7. ~~289~~ 8. Miscellaneous chemical products (including explosives).
- (7) *Cleaning and maintenance services (no repairs). This group includes ~~e~~ Establishments primarily engaged in providing a service to individual homes or businesses on a contract or fee basis, and wherein the particular service is performed at the individual home or business. such as janitorial services, carpet cleaning, housecleaning, and window cleaning.*
- a. ~~Building cleaning (interior).~~
 - b. ~~Carpet cleaning (not laundry).~~
 - c. ~~Floor waxing.~~
 - d. ~~Housecleaning.~~
 - e. ~~Janitorial services on contract basis.~~
 - f. ~~Office cleaning.~~
 - g. ~~Upholstery cleaning.~~
 - h. ~~Window cleaning.~~
- (8) *Clothing stores, general. This group includes ~~e~~ Establishments primarily engaged in selling a variety of new clothing, shoes, hats, underwear and related articles for personal wear and adornment.*
- a. ~~Children's and infants' wear stores.~~
 - b. ~~Family clothing stores.~~
 - c. ~~Men's and boys' clothing.~~
 - d. ~~Shoe stores.~~
 - e. ~~Women's ready-to-wear stores.~~
- (9) *Contractors and builders. This group includes ~~all g~~ General, operative and special trade contractors and builders, including:*

Group I. Permits offices and indoor storage facilities, but specifically excludes any fabrication work or outdoor storage, other than parking of cars.

Group II. Permits offices, indoor storage and light fabrication work. Outdoor storage of materials and equipment is permitted if enclosed. Specifically prohibited is any heavy construction equipment such as cement trucks, cranes, bulldozers, well-drilling trucks and other similar heavy equipment, or wrecking or demolition debris.

Group III. Permits offices, storage (indoor or outdoor), fabrication work and outdoor storage of heavy construction equipment. Storage of wrecking debris is prohibited.

~~a.—Carpentering and flooring.~~

~~b.—Concrete work.~~

~~c.—Electrical contractors.~~

~~d.—General contractors.~~

~~e.—Heavy construction.~~

~~f.—Bridge, tunnel and elevated highway.~~

~~g.—Water, sewer, pipelines, communication and power lines.~~

~~h.—Other.~~

~~i.—Highway and street construction.~~

~~j.—Masonry, stone setting and other stonework.~~

~~k.—Operative builders.~~

~~l.—Painting, paperhanging and decorating.~~

~~m.—Plumbing, heating and air conditioning.~~

~~n.—Roofing and sheetmetal.~~

~~o.—Special trades.~~

~~p.—Structural steel erection.~~

~~q.—Glass and glazing.~~

~~r.—Excavation and foundation.~~

~~s.—Wrecking and demolition.~~

~~t.—Installation or erection of building equipment.~~

~~u.—Other.~~

~~v.—Water well drilling.~~

~~w.—Group I. Permits offices and indoor storage facilities but specifically excludes any fabrication work or outdoor storage, other than parking of cars.~~

~~x.—Group II. Permits offices, indoor storage and light fabrication work. Outdoor storage of materials and equipment is permitted if enclosed. Specifically prohibited is any heavy construction equipment such as cement trucks, cranes, bulldozers, well-drilling trucks and other similar heavy equipment, or wrecking or demolition debris.~~

~~y.—Group III. Permits offices, storage (indoor or outdoor), fabrication work and outdoor storage of heavy construction equipment. Storage of wrecking debris is prohibited.~~

(10) Cultural facilities. This group includes facilities of historic, educational or cultural interest: such as animal exhibits/zoos, botanical gardens, and museums.

- a. ~~Animal or reptile exhibits.~~
- b. ~~Art galleries.~~
- c. ~~Aquariums.~~
- d. ~~Botanical or zoological gardens.~~
- e. ~~Historical sites.~~
- f. ~~Museums.~~
- g. ~~Planetaria.~~
- h. ~~Zoos.~~

(11) *Electrical machinery and equipment manufacturing.*

- a. ~~361~~ Electric transmission and distribution equipment.
- b. ~~362~~ Electrical industrial apparatus.
- c. ~~363~~ Household appliances.
- d. ~~364~~ Electric lighting and wiring equipment.
- e. ~~365~~ Radio and television receiving equipment, except communication types.
- f. ~~366~~ Communication equipment.
- g. ~~367~~ Electronic components and accessories.
- h. ~~369~~ Miscellaneous electrical machinery, equipment and supplies.

(12) *Essential services.* See the definition in Section 4-2.

(13) *Essential service facilities.* This group includes buildings or aboveground structures, exceeding 27 cubic feet in volume, required to provide essential services, including electricity, communications, telephone, cable television, gas, water, sewage, solid waste and resource recovery. This does not include wireless communication facilities which are regulated by section 4-1215 et seq. ~~or telephone booths or pay phone stations which are addressed in section 4-1893.~~

- a. *Group I (article VII, division 14 of this chapter).*
 - 1. Natural gas or water regulation stations, including meters and master meters.
 - 2. Pumping stations (excluding above-groundwater storage facilities).
 - 3. Transmission or metering stations.
 - 4. Car charging stations.
- b. *Group II.*
 - 1. Above-groundwater storage facilities.
 - 2. Electric substations.
 - 3. Sewage disposal or treatment facilities.
 - 4. Solid waste transfer station.
 - 5. Water treatment facilities.
- c. *Group III.*
 - 1. Electric power generating plants.
 - 2. Resource recovery facilities such as incinerators or generation of energy from waste materials.

3. Landfills (article VI, division 20 of this chapter).

(14) *Fabricated metal products, manufacturing.*

a. *Group I.*

1. 346 Metal forgings and stampings.
2. 347 Coating, engraving and allied services.
3. ~~348 Ordnance and accessories, except vehicles and guided missiles.~~ Cutlery, hand tools and general hardware.

b. *Group II.*

1. 344 Metal cans and shipping containers.
2. ~~342 Cutlery, hand tools and general hardware.~~
3. ~~343~~ 2. Heating equipment, except electric and warm air; and plumbing fixtures.
4. ~~344~~ 3. Fabricated structural metal parts, excluding 3444, Sheetmetal work, and ~~3448,~~ Prefabricated metal buildings and components.
5. ~~345~~ 4. Screw machine products and bolts, nuts, screws, rivets and washers.
6. ~~349~~ 5. Miscellaneous fabricated products.

c. *Group III.*

1. 3448 Prefabricated metal buildings and components.
2. Ordnance and accessories, except vehicles and guided missiles.

(15) *Food and kindred products, manufacturing. Establishments primarily engaged in manufacturing or processing foods and beverages for consumption.*

a. *Group I.*

1. ~~2011 Meat packing plants (slaughtering).~~
2. ~~2016 Poultry dressing plants (slaughtering).~~
3. ~~2017 Poultry and egg processing.~~
4. ~~2026 Fluid milk (pasteurizing, homogenizing and bottling).~~
5. ~~2041 Flour and other grain mill products.~~
6. ~~2044 Rice milling.~~
7. ~~2046 Wet corn milling.~~
8. ~~2047 Dog, cat and other pet food (slaughtering).~~
9. ~~2048 Prepared foods and feed ingredients for animals and fowl.~~
10. ~~2061 Cane sugar, except refining only.~~
11. ~~2062 Cane sugar, refining.~~
12. ~~2063 Beet sugar.~~
1. Bakery products.*
2. Candy and other confectionery products.*
3. Chocolate and cocoa products.

4. Chewing gum.
5. Bottled and canned soft drinks and carbonated waters.
6. Roasted coffee.
7. Manufactured ice.

*Not including establishments manufacturing primarily for direct retail sale on the premises to household consumers.

b. *Group II.*

1. 2043 Sausages and other prepared meat products.
2. 202 Dairy products (excluding 2026, Fluid milk).
3. 203 Canned and preserved fruits and vegetables.
4. 2043 Cereal breakfast foods.
5. 2045 Blended and prepared flour.
6. 207 Fats and oils.
7. 2082 Malt beverages, including breweries and micro-breweries; wines, brandy, brandy spirits; and distilled, rectified and blended liquors.
8. ~~2083 Malt.~~
9. ~~2084 Wines, brandy, and brandy spirits.~~
10. ~~2085 Distilled, rectified and blended liquors.~~
11. ~~2087 8. Flavoring extracts and flavoring syrups.~~
12. ~~2094 9. Canned and cured fish and seafoods.~~
13. ~~2092 10. Fresh or frozen packaged fish and seafoods.~~
14. ~~2098 Macaroni, spaghetti, vermicelli and noodles~~ 11. Pasta products.
15. ~~2099 12. Food preparation, not elsewhere classified.~~

c. *Group III.*

1. ~~205 Bakery products.*~~
2. ~~2065 Candy and other confectionery products.*~~
3. ~~2066 Chocolate and cocoa products.~~
4. ~~2067 Chewing gum.~~
5. ~~2086 Bottled and canned soft drinks and carbonated waters.~~
6. ~~2095 Roasted coffee.~~
7. ~~2097 Manufactured ice.~~
1. Meat packing plants (slaughtering).
2. Poultry dressing plants (slaughtering).
3. Poultry and egg processing.
4. Fluid milk (pasteurizing, homogenizing and bottling).
5. Flour and other grain mill products.
6. Rice milling.

- 7. Wet corn milling.
- 8. Dog, cat and other pet food (slaughtering).
- 9. Prepared foods and feed ingredients for animals and fowl.
- 10. Cane sugar, except refining only.

~~*Not including establishments manufacturing primarily for direct retail sale on the premises to household consumers.~~

(16) ~~Food stores. This group includes~~ Retail stores primarily engaged in selling food for home preparation and consumption. This group shall not be interpreted to include establishments primarily engaged in selling prepared foods or drinks for consumption on the premises or stores primarily engaged in selling packaged beers, ales or other liquors.

a. *Group I.*

- ~~1. Confectionery stores, including candy, nuts, sweetmints, popcorn and other confections.~~
- 2. Dairy products, but not including ice cream or frozen custard stands.
- 3. Delicatessens.
- 4. Fish (seafood) markets, enclosed.
- 5. Fruit and vegetable markets, enclosed.
- 6. Groceries.
- 7. Meat or poultry markets (no slaughtering).
- 8. Produce markets.
- 9. Specialty food stores, including specialty food items such as but not limited to health foods, spices, herbs, coffee, tea, vitamins, dietetic foods and mineral water.
- 10. Supermarkets.

b. *Group II.*

- 1. Freezer and locker meat provisioners; primarily the retail sale, on a bulk basis, of meat products for freezer storage.

(17) ~~Freight and cargo handling establishments. This group includes~~ Establishments primarily engaged in undertaking the packaging for, or the transportation of, freight or cargo.

- ~~a. Agents, shipping.~~
- ~~b. Brokers, custom house.~~
- ~~c. Brokers, shipping.~~
- ~~d. Brokers, transportation.~~
- ~~e. Cargo checkers and surveyors, marine.~~
- ~~f. Crating goods for shipping.~~
- ~~g. Customs clearance of freight.~~
- ~~h. Domestic forwarding.~~
- ~~i. Foreign forwarding.~~
- ~~j. Freight agencies.~~
- ~~k. Freight consolidation.~~

- ~~l.— Freight forwarding.~~
 - ~~m.— Freight rate information services.~~
 - ~~n.— Inspection services connected with transportation.~~
 - ~~o.— Packing goods for shipping.~~
 - ~~p.— Shipping documents preparation.~~
 - ~~q.— Transport clearinghouses.~~
 - ~~r.— Transportation rate services.~~
 - ~~s.— Weighing services connected with transportation.~~
- (18) *Furniture and fixtures, manufacturing.* Establishments primarily engaged in manufacturing furniture and fixtures.
- ~~a.— 251 Household furniture.~~
 - ~~b.— 252 Office furniture.~~
 - ~~c.— 253 Public building and related furniture.~~
 - ~~d.— 254 Partitions, shelving, lockers, and office and store fixtures.~~
 - ~~e.— 259 Miscellaneous furniture and fixtures.~~
- (19) *Health care facilities.* ~~The group includes~~ Establishments primarily engaged in furnishing conducting medical, surgical or nursing care to persons, as well as certain related activities.
- a. *Group I. Medical Offices.* Establishments primarily engaged in clinical medical services with permanent facilities and a medical staff that do not provide overnight care to patients, such as doctors' offices, dental offices, dialysis clinics and physical therapy clinics.
 - ab. *Group II. Nursing and personal care facilities.* Establishments primarily engaged in providing some limited health care, nursing and health-related personal care, but not continuous nursing services. These establishments have at least one shift with a licensed or registered nurse to provide routine health care and observation.
 - bc. *Group III. Skilled nursing care facilities, hospices.* Establishments primarily engaged in providing care and treatment for patients who require continuous health care, but not hospital services, such as memory care and assisted living facilities. These establishments have an organized medical staff, including physician and continuous nursing services.
 - ed. *Group IIIV. Outpatient care facilities.* Establishments primarily engaged in outpatient care with permanent facilities and with medical staff to provide diagnosis or treatment, or both, for patients who are ambulatory and do not require inpatient care such as day surgery centers.
 - ee. *Group IV. Hospitals.* Establishments primarily engaged in providing diagnostic services, extensive medical treatment, including surgical services, and other hospital services, as well as continuous nursing services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.
 - f. *Group VI. Medical-related activities.* Establishments primarily engaged in medical-related activities not classified elsewhere, including but not limited to blood banks and plasma donation centers.
- (20) *Hobby, toy and game shops.* This group includes establishments primarily engaged in the retail sale of toys, games, hobby kits and supplies, artist supplies, collectors' items, cameras, sewing and piece goods, etc.
- ~~a.— Architectural supplies.~~
 - ~~b.— Art dealers.~~

- e.— Artificial flowers.
- d.— Artists supplies and materials.
- e.— Autograph supplies.
- f.— Banner shops.
- g.— Binoculars.
- h.— Camera shops.
- i.— Coin shops (numismatist).
- j.— Fabric shops.
- k.— Flag shops.
- l.— Game shops.
- m.— Gemstones.
- n.— Hobby shops.
- o.— Knitting and yarn shops.
- p.— Mill end stores.
- q.— Needlework supplies.
- r.— Photographic supplies.
- s.— Piece goods.
- t.— Remnant stores.
- u.— Rock and stone specimens.
- v.— Rubber stamp stores.
- w.— Stamp (philatelist) stores.
- x.— Stones, crystalline, rough.
- y.— Telescopes.
- z.— Toy and game stores.
- aa.— Trophy shops.
- bb.— Yard goods.
- cc.— Yarn shops.

(21) ~~Household and office furnishings. This group includes establishments primarily engaged in the retail sale of household or office furniture, appliances, floor coverings and miscellaneous furnishings.~~

a. Group 1. Establishments primarily engaged in the retail sale of household or office furniture, appliances, floor coverings, window coverings, and miscellaneous furnishings not requiring outdoor display of merchandise.

- 1.— ~~Air conditioners and household freezers.~~
- 2.— ~~Appliances.~~
- 3.— ~~Awnings and awning products.~~
- 4.— ~~Beds, mattresses and bed springs.~~
- 5.— ~~Cabinets.~~

- ~~6. Carpets and rugs.~~
 - ~~7. Computers.~~
 - ~~8. Floor tile.~~
 - ~~9. Freezers, household.~~
 - ~~10. Furniture.~~
 - ~~11. Garbage disposals.~~
 - ~~12. Kitchen sinks, cabinets and counters.~~
 - ~~13. Linoleum.~~
 - ~~14. Office machines.~~
 - ~~15. Organs and pianos.~~
 - ~~16. Radios, televisions and video equipment.~~
 - ~~17. Ranges or stoves.~~
 - ~~18. Refrigerators.~~
 - ~~19. Sewing machines.~~
 - ~~20. Tape recorders and audio and video equipment.~~
 - ~~21. Trading stamp redemption centers.~~
 - ~~22. Typewriters.~~
 - ~~23. Vacuum cleaners.~~
- b. Group II. Establishments primarily engaged in the retail sale of household recreational equipment with outdoor display of merchandise.
- ~~1. Aluminumware, metalware, enamelware and tinware.~~
 - ~~2. Bedding (sheets, blankets, spreads, pillows, linen, etc.).~~
 - ~~3. Brooms and brushes.~~
 - ~~4. China, cookware, crockery and pottery.~~
 - ~~5. Curtains and draperies.~~
 - ~~6. Cutlery, glassware and housewares.~~
 - ~~7. Electric razor shops.~~
 - ~~8. Fireplace accessories.~~
 - ~~9. Kitchenware~~
 - ~~10. Lamps, shades and lights.~~
 - ~~11. Luggage.~~
 - ~~12. Mirrors and pictures.~~
 - ~~13. Musical instruments, records and sheet music.~~
 - ~~14. Slipcovers and upholstery materials.~~
 - ~~15. Venetian blinds.~~
 - ~~16. Window shades~~
- c. ~~Group III (article VI, division 36 of this chapter).~~

1. Hot tubs and spas.
2. Swimming pools, prefabricated.
3. Playground equipment.

~~(22)~~ *Insurance companies.*

- a. ~~631 Life insurance.~~
- b. ~~632 Accident and health insurance and medical services plans.~~
- c. ~~633 Fire, marine and casualty insurance.~~
- d. ~~635 Surety insurance.~~
- e. ~~636 Title insurance.~~
- f. ~~Pension, health and welfare funds.~~
- g. ~~Insurance carriers, not elsewhere classified.~~

~~(2322)~~ *Laundry or dry cleaning.* This group includes establishments primarily engaged in laundering or dry cleaning on the premises. It does not include laundry agents or coin-operated laundries classified as a personal service Group I, nor shall it include agencies which provide pickup and delivery service only, but do not perform the actual laundering or dry cleaning on the same premises.

- a. *Group I. Enclosed systems.* Dry cleaning, laundry and dyeing establishments employing completely sealed and enclosed systems, providing the following provisions are met; services are limited to individual retail sales on the premises, excluding commercial bulk dry cleaning and laundry services, and use of materials and solvents is limited to those which do not require special fire prevention regulation.
- b. *Group II. Establishments providing commercial bulk dry cleaning and laundry services, and which require special fire prevention regulation.* ~~Includes but is not limited to:~~
 1. ~~Carpet cleaning.~~
 2. ~~Diaper services.~~
 3. ~~Dry cleaning.~~
 4. ~~Enclosed systems (Group I).~~
 5. ~~Laundries.~~
 6. ~~Linen supply.~~
 7. ~~Uniform supply.~~
 8. ~~Upholstery cleaning.~~

~~(2423)~~ *Leather and leather products, manufacturing.*

- a. *Group I. Manufacturing of leather products that do not require tanning and/or finishing.*
 1. ~~311 Leather tanning and finishing.~~
- b. *Group II. Manufacturing of leather products that requires tanning and/or finishing*
 1. ~~313 Boot and shoe cut stock and bindings.~~
 2. ~~314 Footwear, except rubber.~~
 3. ~~315 Leather gloves and mittens.~~
 4. ~~316 Luggage.~~
 5. ~~317 Handbags and other personal leather goods.~~

~~6.— 319 Leather goods, not elsewhere classified.~~

(2524) *Lumber and wood products, manufacturing.*

a. *Group I.*

1. ~~Woodchipping operations. General woodwork manufacturing.~~
2. ~~242 Sawmills and planing mills.~~

~~b.—Group II.~~

1. ~~2431 Millwork.~~
2. ~~2434 Wood kitchen cabinets.~~
3. ~~2499 Wood products, not elsewhere classified.~~

~~c.—Group III.~~

1. ~~2435 Hardwood veneer and plywood.~~
2. ~~2436 Softwood veneer and plywood.~~
3. ~~2492 Particleboard.~~

~~d.—Group IV.~~

1. ~~2439 Structural wood members, not elsewhere classified.~~
2. ~~244 Wood containers.~~

~~e-b. Group V//.~~

1. ~~2454 Mobile homes.~~
2. ~~2452 Prefabricated wood buildings, sheds, and components.~~

~~f.c. Group V///.~~

1. ~~2494 Wood preserving.~~

(2625) *Machinery, manufacturing.*

a. *Group I.*

1. ~~3524 Garden tractors and lawn and garden equipment.~~

~~b.—Group II.~~

1. ~~3546 2. Power-driven hand tools~~
2. ~~357 3. Office, computing and accounting machines~~
4. ~~Machinery components.~~

~~e-b. Group III.~~

1. ~~354 Engines and turbines.~~
2. ~~3523 Farm machinery and equipment.~~
3. ~~353 Construction, mining and materials handling machinery and equipment.~~
4. ~~354 Metalworking machinery and equipment, excluding 3546, Power-driven hand tools.~~
5. ~~355 Special industry machinery, except metalworking machinery, excluding 357 Office, computing and accounting machines.~~
6. ~~356 General industrial machinery and equipment.~~

7. 358 Refrigeration and service industry machinery.
8. 359 Miscellaneous machinery, except electrical.

c. Group III

1. Blast furnaces, steel works, and rolling and finishing mills.
2. Iron and steel foundries.
3. Primary smelting and refining of nonferrous metals.
4. Secondary smelting and refining of nonferrous metals.
5. Rolling, drawing and extending of nonferrous metals.
6. Nonferrous foundries (castings).
7. Miscellaneous primary metal products.

(2726) *Measuring, analyzing and controlling instruments, manufacturing.*

- a. 384 Engineering, laboratory, scientific and research instruments and associated equipment.
- b. 382 Measuring and controlling instruments.
- c. 383 Optical instruments and lenses.
- d. 384 Surgical, medical and dental instruments and supplies.
- e. 385 Ophthalmic goods.
- f. 386 Photographic equipment and supplies.
- g. 387 Watches, clocks and clockwork operated devices, and parts.

(2827) *Novelties, jewelry, toys and signs, manufacturing.*

- a. *Group I.*
 1. 394 Jewelry, silverware and plated ware.
 2. ~~3961 Costume jewelry and costume novelties, except precious metal.~~ Pens, pencils and other office and artists' materials.
- b. *Group II.*
 1. 393 Musical instruments.
 2. 394 Toys and amusements, and sporting and athletic goods.
 3. 3993 Signs and advertising displays, not including the assembly of pre-fabricated signs.
- c. ~~*Group III.*~~
 1. ~~395 Pens, pencils and other office and artists materials.~~
 2. ~~3962 Feathers, plumes and artificial trees and flowers.~~
 3. ~~3963 Buttons.~~
 4. ~~3964 Needles, pins, hooks and eyes, and similar notions.~~
 5. ~~3991 Brooms and brushes.~~

(2928) *Nonstore retailers. Sellers of goods and services which operate outside the confines of a retail facility or store. This group excludes distribution center.*

- a. *Group I. Mail order houses.* Establishments primarily engaged in the retail sale of products by internet, catalog and mail order.
 - 1. ~~Book clubs, not publishing.~~
 - 2. ~~Books, mail order.~~
 - 3. ~~Catalog (order taking) offices of mail order houses.~~
 - 4. ~~Coins, mail order.~~
 - 5. ~~Fruit in fancy baskets, mail order.~~
 - 6. ~~Jewelry, mail order.~~
 - 7. ~~Mail order houses.~~
 - 8. ~~Novelty merchandise, mail order.~~
 - 9. ~~Order taking, offices of mail order houses.~~
 - 10. ~~Record clubs, mail order.~~
 - 11. ~~Stamps, mail order.~~
- b. *Group II. Automatic merchandising machine operators.* Office or storage facilities for establishments primarily engaged in the retail sale of products by means of automatic merchandising units, also referred to as vending machines.
 - 1. ~~Coin-operated machines selling merchandise.~~
 - 2. ~~Merchandising, automatic (sale of products through vending machines).~~
- c. *Group III. Direct selling establishments.* Offices or storage facilities for establishments primarily engaged in the retail sale of merchandise by telephone, internet, or house-to-house canvass. Included are individuals who sell products by this method and who are not employees of the organization which they represent, and establishments which are retail sales offices from which employees operate to sell merchandise from door to door.
 - 1. ~~Bakery goods (purchased), house to house.~~
 - 2. ~~Canvassers (door to door), headquarters for retail sale of merchandise.~~
 - 3. ~~Dairy products, house to house.~~
 - 4. ~~Direct selling organizations (headquarters of door to door canvassers).~~
 - 5. ~~Food carts.~~
 - 6. ~~House delivery of purchased milk.~~
 - 7. ~~House to house distribution of coffee, soda, beer and bottled water.~~
 - 8. ~~Hucksters.~~
 - 9. ~~Ice cream wagons.~~
 - 10. ~~Lunch wagons, mobile.~~
 - 11. ~~Magazines, house to house selling.~~
 - 12. ~~Newspapers, home delivery, not by newspaper printers or publishers.~~
 - 13. ~~Party plan merchandising.~~

(3029) *Paper and allied products, manufacturing.*

- a. *Group I.*
 - 1. ~~2611 Pulp mills.~~

~~2. 2621 Paper mills, except building paper mills.~~

~~3. 2631 Paperboard mills.~~

~~4. 2661 Building paper and building paper mills.~~

~~b. Group II.~~

~~1. 2642 Envelopes, stationary, sanitary paper products, pressed and molded pulp goods.~~

~~2. 2643 Bags, except textile bags.~~

~~3. 2647 Sanitary paper products.~~

~~4. 2648 Stationery, tablets and related products.~~

~~c. Group III.~~

~~1. 2641 3. Paper coating and glazing.~~

~~2. 2645 4. Die-cut paper and paperboard and cardboard.~~

~~3. 2646 Pressed and molded pulp goods.~~

~~4. 2649 Converted paper and paperboard products, not elsewhere classified.~~

~~5. 265 Paperboard containers and boxes.~~

b. Group II.

1. Pulp and paper mills.

(3430) *Parks.* A tract of land (including customarily associated buildings and structures), designated and used for recreational purposes by the public, and which is owned or operated by the city, county, state or federal government.

a. *Group I.*

1. Beach access.

2. Beaches.

3. Fishing piers.

4. Highway rest stops.

5. Nature or wildlife preserves.

6. Neighborhood parks.

7. Passive and active recreational and educational activities including but not limited to, hiking, nature trails and similar activities which require few or no on-site facilities or capital investment and which utilize the natural environment with little or no alteration of the natural landscape.

b. Group II. Recreational activities primarily for active recreational purposes and providing community-wide recreation, open space, and amenities.

~~1. Arenas.~~

~~2. 1. Boat ramps.~~

~~3. Civic center.~~

~~4. 2. Community parks.~~

~~5. Fairgrounds.~~

~~6. Nature centers.~~

- ~~7.~~ 3. Regional parks.
- ~~8.~~ 4. State or federal parks.

c. Group III.

- 1. Arenas.
- 2. Civic Centers
- 3. Fairgrounds

(3231) *Personal services.* This major group includes establishments primarily engaged in providing services generally involving the care of the person or his or her apparel.

a. *Group I.*

- ~~1.~~ ~~ATM's (automatic teller machines).~~
- ~~2.~~ 1. Barbershops or beauty shops.
- ~~3.~~ 2. Clothing alterations and repair, including dressmakers, seamstresses and tailors.
- ~~4.~~ 3. Self-serviced and coin-operated Llaundromats.
- ~~5.~~ 4. Shoe repair services where shoe repair or shoe shining for individual customers is performed.
- 5. Pet sitting services.
- 6. Oxygen tent services
- 7. Dating services.

b. *Group II.* The following uses are permitted provided that lodging facilities or resorts are not included:

- 1. Beauty spas.
- 2. Health clubs or spas.
- 3. Massage establishments licensed in accordance with Chapter 480, Florida Statutes
- ~~4. Massage parlors (article VI, division 3 of this chapter).~~
- ~~5.~~ Reducing or slenderizing salons.
- ~~6.~~ 5. Steam or Turkish baths. Saunas.

c. *Group III.* Establishments primarily engaged in the sale, rental or service and ancillary repair of health-related devices such as:

- 1. Artificial limbs.
- 2. Crutches.
- 3. Hearing aids.
- 4. Hospital beds.
- 5. Optical supplies.
- 6. Orthopedic supplies.
- 7. Wheelchairs.

d. *Group IV. Personal service agencies.* Establishments primarily engaged in providing a personal service not classified elsewhere, including but not limited to:

1. ~~Babysitting bureaus.~~
2. ~~Dating services.~~
3. ~~Debt counseling or adjustment service to individuals.~~
4. ~~Escort services.~~
5. 1. Palm readers, fortunetellers or card readers.
6. ~~Portrait copying.~~
7. ~~Shopping services.~~
8. 2. Tattoo parlors.
9. ~~Tax return preparation services.~~
3. Bail bonding.

(3332) *Petroleum manufacturing.*

- a. 294 Petroleum refining.
- b. 295 Paving and roofing materials, not including asphalt batch plants.
- c. 299 Miscellaneous products of petroleum and coal.

~~(34) Primary metal industries, manufacturing.~~

- a. ~~331 Blast furnaces, steel works, and rolling and finishing mills.~~
- b. ~~332 Iron and steel foundries.~~
- c. ~~333 Primary smelting and refining of nonferrous metals.~~
- d. ~~334 Secondary smelting and refining of nonferrous metals.~~
- e. ~~335 Rolling, drawing and extending of nonferrous metals.~~
- f. ~~336 Nonferrous foundries (castings).~~
- g. ~~339 Miscellaneous primary metal products.~~

(3533) *Printing and publishing. Services relating to the publication and printing of paper products including books, loose-leaf binders, greeting cards, newspapers, and periodicals.*

- a. ~~Blankbooks, looseleaf binders, and bookbinding and related work.~~
- b. ~~Books.~~
- c. ~~Commercial printing.~~
- d. ~~Greeting card publishing.~~
- e. ~~Manifold business forms.~~
- f. ~~Miscellaneous publishing.~~
- g. ~~Newspapers publishing, publishing and printing.~~
- h. ~~Periodicals publishing, publishing and printing.~~
- i. ~~Service industries for the printing trade.~~

(3634) *Racetracks (article VI, division 35 of this chapter).*

- a. *Group I. Auto-oriented.*
 1. Drag strips.
 2. Go-cart tracks.

3. Motorcycle racing.
 4. Racetracks.
 5. Speedways.
- b. *Group II. Non-auto-oriented.*
1. Dog tracks.
 2. Horse racing.
- (3735) *Recreation facilities, commercial.* This use group includes recreational facilities, not specifically regulated elsewhere in this LDC, that are operated as a business and open to the public for a fee. This does not include facilities owned or operated by a government unit.
- a. *Group I.*
1. Billiard halls or pool halls.
 2. Coin-operated amusement establishments that primarily provide coin-operated amusement devices; coin-operated includes coins, tokens or other similar devices.
 3. Indoor model car racecourses.
- b. *Group II. Reserved.*
- c. *Group III. Outdoor facilities.* With the exception of water slides, Group III does not include amusement devices, amusement attractions or structures regulated by F.S. ch. 616 and the state department of agriculture and consumer services.
1. Any outdoor cultural facility operated as a commercial establishment.
 2. Golf courses, miniature.
 3. Golf driving ranges (article VI, division 35 of this chapter).
 4. Passive and active recreational and educational activities including but not limited to, hiking, nature trails and similar activities requiring few or no on-site facilities or capital investment and which utilize the natural environment with little or no alteration of the natural landscape.
 5. Swimming pools, tennis courts and other similar outdoor activities not grouped elsewhere.
 6. Water slides, aquatic centers.
- d. *Group IV. Indoor facilities.*
1. Any indoor cultural facility operated as a commercial establishment.
 2. Bingo halls.
 3. Bowling alleys.
 4. Convention or exhibition halls.
 5. Dancehalls or ballrooms.
 6. Gymnasiums.
 7. Health clubs.
 8. Racquetball, handball, squash or tennis courts.
 9. Skating rinks.
 10. Swimming pools or aquatic centers.
 11. Theaters, indoor.

- e. *Group V. Large recreation facilities not owned or operated by a government agency, including but not limited to:*
 - 1. Arenas.
 - 2. Convention or exhibition halls.
 - 3. Fairgrounds.
 - 4. Stadiums.

(3836) *Rental or leasing establishments. (Section 4-1099, section 4-2271 and article VI, division 36 of this chapter).* This group includes establishments primarily engaged in renting or leasing machinery, tools and other equipment and supplies to individuals or businesses for use off the premises. This shall not include businesses which rent items for use in conjunction with an on-premises activity such as golf carts, clubs, etc.

- a. *Group I.*
 - 1. Beach chairs, umbrellas and similar items facilities.
 - 2. Bicycles.
 - 3. Mopeds, segways and scooters.
 - 4. Passenger car pick-up and drop-off (no maintenance or repairs, limited storage only).
- b. *Group II. Household.*
 - 1. Appliances.
 - 2. Bicycles.
 - 3. Costumes.
 - 4. Furniture.
 - 5. Garden equipment.
 - 6. Movies, videotapes and similar home entertainment.
 - 7. Party or banquet supplies.
 - 8. Tools and equipment primarily for home use.
- c. *Group III. Automotive.*
 - 1. Passenger cars, vans, trucks, and off-road recreational vehicles under 1 ton.
 - 2. ~~Small vans or trucks.~~
 - 3. Motorized and towable Recreation vehicles (RVs).
 - 4. 3. Utility trailers.
- d. *Group IV. Construction equipment and trucks.*
 - 1. Construction equipment (cranes, bulldozers, etc.).
 - 2. Portable toilets.
 - 3. Trucks, truck tractors and semitrailers.

(3937) *Repair shops.* This group includes establishments primarily engaged in performing miscellaneous repair work not elsewhere grouped.

- a. *Group I.* Establishments primarily engaged in repairing small household appliances and equipment, excluding furniture and gasoline-driven motorized items. This group includes but is not limited to the following: clocks, musical instruments, hand tools, cameras and non-motorized bicycles.

1. ~~Bicycles (non-motorized).~~
 2. ~~Clocks, watches or jewelry.~~
 3. ~~Hand tools, motorized and other, excluding gasoline-driven equipment.~~
 4. ~~Key duplicating (not locksmiths).~~
 5. ~~Miscellaneous repairs such as fountain pens, luggage, leather goods, mirrors, pocketbooks, umbrellas and venetian blinds.~~
 6. ~~Musical instruments, including piano or organ tuning.~~
 7. ~~Picture framing.~~
 8. ~~Sharpening and repair of knives, saws or tools.~~
 9. ~~Small appliances such as radios, televisions, stereos, video equipment, electric razors, microwave ovens, sewing machines, typewriters, home computers, etc.~~
- b. *Group II.* Establishments primarily engaged in repairing laboratory, office and other precision instruments and equipment, excluding furniture. This group includes but is not limited to: computers, precision and mechanical instruments, gunsmiths, locksmiths, and photographic equipment.
1. ~~Calculators, adding machines and typewriters.~~
 2. ~~Cameras and photographic equipment.~~
 3. ~~Computers.~~
 4. ~~Gunsmiths.~~
 5. ~~Locksmiths.~~
 6. ~~Mechanical instruments.~~
 7. ~~Optical devices and instruments such as binoculars, microscopes, telescopes, etc.~~
 8. ~~Precision instruments such as drafting, laboratory, measuring and control, navigational, nautical, scientific, surgical, surveying and thermostat instruments.~~
 9. ~~Taxidermists.~~
 10. ~~Window shades, etc.~~
- c. *Group III.* Establishments primarily engaged in repairing household appliances and furniture, office furniture and other similar equipment not elsewhere classified. This group includes but is not limited to: air conditioning repair, antique refurbishing, re-upholstering shops, and large appliance repair.
1. ~~Air conditioning and heating.~~
 2. ~~Antique repair and refurbishing.~~
 3. ~~Furniture repair or refinishing.~~
 4. ~~Large appliances such as refrigerators, stoves, washers and dryers.~~
 5. ~~Reupholstering, including mattress renovating.~~
- d. *Group IV.* Establishments primarily engaged in repairing gasoline-driven motorized equipment (not automotive) or which are engaged in welding, electric motor rewinding or other similar major repair work.
1. ~~Armature rewinding.~~
 2. ~~Blacksmith shops.~~

- ~~3.—Coppersmithing (other than construction).~~
- ~~4.—Engine repair, except automotive.~~
- ~~5.—Gasoline-driven motorized tools or equipment such as lawnmowers, motorcycles, dune buggies, etc.~~
- ~~6.—Tinsmithing (other than construction).~~
- ~~7.—Welding repair (not automotive).~~
- e. Group V. Establishments primarily engaged in repair or services of large equipment and machinery not elsewhere classified, such as:
 - ~~1.—Boiler repair.~~
 - ~~2.—Bowling pin refinishing or repair.~~
 - ~~3.—Brick cleaning.~~
 - ~~4.—Farm machinery.~~
 - ~~5.—Mirror re-silvering.~~
 - ~~6.—Re-plating ships.~~
 - ~~7.—Septic tank cleaning services.~~
 - ~~8.—Sewer cleaning and rodding.~~
 - ~~9.—Tank and boiler cleaning.~~
 - ~~10.—Tank truck cleaning.~~
 - ~~11.—Tractor repair.~~

(4038) *Research and development laboratories.* This group includes establishments or other facilities primarily engaged in laboratory or field research and development in the natural, physical or social sciences, or engineering and development as an extension of investigation.

- a. *Group I. Agricultural research.* Establishments primarily concerned with improving soil, crops, livestock or other agricultural products.
- b. *Group II. Medical and dental laboratories.* Establishments primarily engaged in providing professional analytic or diagnostic services to the medical profession, or to the patient on prescription of a physician, or in making dentures and artificial teeth to order for the dental profession.
 - ~~1.—Bacteriological laboratories (not manufacturing).~~
 - ~~2.—Biological laboratories (not manufacturing).~~
 - ~~3.—Chemists, biological laboratories of (not manufacturing).~~
 - ~~4.—Dental laboratories.~~
 - ~~5.—Dentures, made in dental laboratories to order for the dental profession.~~
 - ~~6.—Medical laboratories (clinical).~~
 - ~~7.—Pathological laboratories.~~
 - ~~8.—Teeth, artificial, made in dental laboratories to order for the profession.~~
 - ~~9.—X-ray laboratories (not manufacturing).~~
- c. *Group III. Chemical.* Establishments primarily concerned with research and development of chemicals or other hazardous materials.

- d. *Group IV. General.* Establishments primarily concerned with research and development of computer, engineering, food, general industry and other type projects, excluding those listed in Group III.
- (4139) *Residential accessory uses (article VI, division 2 of this chapter).* This group includes uses customarily accessory to residences provided all property development regulations of the zoning district in which located are complied with.
- a. Carports and garages.
 - b. Decks, gazebos, patios and screen enclosures.
 - c. Docks, personal (section 4-1588).
 - d. Fences (article VI, division 17 of this chapter).
 - e. Garage or yard sales, limited to not more than one week in duration, with sales limited to two garage or yard sales per year.
 - f. Garden sheds.
 - g. Recreational facilities, personal, such as pools, spas, Jacuzzis, hot tubs, swings, sand boxes and similar equipment.
 - h. Seawalls.
- (4240) *Restaurants.* This group includes establishments primarily engaged in the retail sale of prepared food and drinks for consumption on the premises.
- a. *Group I. Refreshment stands.* Establishments which do not normally provide indoor seating; including, but not limited to, box lunch stands, dairy bars, frozen custard stands, hot dog stands, ice cream stands, and soft drink stands. ~~such as:~~
 - 1. ~~Box lunch stands.~~
 - 2. ~~Dairy bars.~~
 - 3. ~~Frozen custard stands.~~
 - 4. ~~Hot dog stands.~~
 - 5. ~~Ice cream stands.~~
 - 6. ~~Soft drink stands.~~
 - b. *Group II. Convenience restaurants.* Establishments primarily pedestrian-oriented. These facilities are usually located in business or recreational areas for the convenience of walk-in customers, including but not limited to sandwich shops, cafeterias, lunch counters, and ice cream shops.
 - 1. ~~Automats (eating).~~
 - 2. ~~Beaneries.~~
 - 3. ~~Cafes.~~
 - 4. ~~Cafeterias and commissaries.~~
 - 5. ~~Diners.~~
 - 6. ~~Food stands.~~
 - 7. ~~Grills.~~
 - 8. ~~Ice cream shops.~~
 - 9. ~~Lunch bars.~~
 - 10. ~~Lunch counters.~~

- ~~11. Luncheonettes.~~
 - ~~12. Lunchrooms.~~
 - ~~13. Oyster bars.~~
 - ~~14. Sandwich bars or shops.~~
 - ~~15. Soda fountains.~~
 - ~~16. Tearooms.~~
 - ~~17. Yogurt shops.~~
 - c. *Group III. Standard restaurants.* Establishments wherein customers usually arrive via automobile and are seated within the establishment, including "fast food establishments". Service may be provided or may be by self-service ~~the customer himself.~~
 - ~~1. Buffets.~~
 - ~~2. Pizzerias.~~
 - ~~3. Restaurants, standard.~~
 - d. *Group IV. Dinner theaters.* Establishments which provide paid entertainment, such as singers, dancers, comedians or theater plays, along with food service.
 - ~~1. Dinner theaters.~~
- (4341) *Rubber, and plastics, and fiberglass products, manufacturing.*
- a. *Group I.*
 - 1. 301 Tires and inner tubes.
 - 2. 302 Rubber and plastics footwear.
 - 3. 303 Reclaimed rubber.
 - 4. 304 Rubber and plastics hose and belting.
 - 5. 306 Fabricated rubber products, not elsewhere classified.
 - b. *Group II.*
 - 1. 308 Miscellaneous plastics products.
 - 2. Hot tubs and swimming pools, plastic or fiberglass.
- (4442) *Schools, commercial.*
- a. Art schools including fine arts, crafts, dance, gymnastics and martial arts.
 - b. Aviation, ground school only.
 - c. Bartending.
 - d. Business, clerical, legal, real estate and other business-specific educational facilities general.
 - e. Clerical, ~~including court reporting, secretarial and similar areas.~~
 - ~~f. Computer and data processing.~~
 - ~~g. Crafts.~~
 - ~~h. Dance instruction, including folk, tap, ballet, modern and ballroom.~~
 - ~~i. Driving school (automobile and motorcycle only).~~
 - ~~j. Gymnastics.~~

- ~~k. Law, including paralegal.~~
- ~~l. Oriental martial arts.~~
- ~~m. Real estate, including appraisal.~~
- ~~n.g. Drone instruction school~~
- h. Sailing and marine-oriented outdoor lifestyle.

(4543) *Social services (article VI, division 38 of this chapter).* This major group includes establishments providing social services and rehabilitation services to those persons with social or personal problems requiring special services and to the handicapped and the disadvantaged.

- a. *Group I.* Establishments primarily engaged in providing counseling and guidance services to individuals or families, but which do not provide resident facilities.
 - 1. Adoption services.
 - 2. Child guidance agencies.
 - 3. Disaster services.
 - 4. Family location services.
 - 5. Family (marriage) counseling services.
 - 6. Helping hand services, e.g., Big Brother, Big Sister, etc.
 - 7. Job counseling.
 - 8. Public welfare centers (offices).
 - 9. Referral services for personal and social problems.
 - 10. Traveler's aid centers.
 - 11. Other social services of a similar type, not specifically listed elsewhere.
- b. *Group II.* Establishments primarily engaged in providing training and support services to individuals, but which do not provide resident facilities, such as:
 - 1. Job training.
 - 2. Manpower training.
 - 3. Self-help organizations, e.g., Alcoholics Anonymous and Gamblers Anonymous.
 - 4. Skill training centers.
 - 5. Vocational rehabilitation agencies and counseling.
 - 6. Vocational training agencies.
 - 7. Work experience centers, e.g., OIC, Goodwill, Job Corps, Lighthouse for the Blind, etc.
- c. *Group III.* Establishments primarily engaged in providing rehabilitation or other social services for individuals with personal or social problems but which do not provide resident facilities, such as:
 - 1. Day shelters.
 - 2. Offender rehabilitation agencies.
 - 3. Offender self-help organizations.
 - 4. Outpatient substance abuse and addiction treatment facilities.
 - 5. Settlement houses.

6. Social service centers, e.g., Salvation Army.
 7. Soup kitchens.
- d. *Group IV.* Establishments primarily engaged in providing temporary living facilities for individuals with personal or social problems.
1. Domestic violence abuse centers.
 2. Halfway homes for delinquents and offenders.
 3. Halfway or self-help group homes for persons with social or personal problems.
 4. Juvenile correctional homes.
 5. Training schools for delinquents.
 6. Homeless shelters f/k/a homes for destitute men and women.
- e. *Group V.* Community residential homes and similar establishments primarily engaged in providing long-term living facilities for individuals and for which health care is incidental.
1. Homes for children.
 2. Developmental disability centers.
 3. Homes for the deaf or blind.
 4. Homes for the emotionally disturbed.
 5. Homes for the physically handicapped.
 6. Rehabilitation centers.
- (4644) *Specialty retail shops store.*
- a. *Group I. Clothing, accessory, and miscellaneous specialty retail.*
- 1.—~~Antique or curio shops.~~
 - 2.—~~Bookstores (article VI, division 3 of this chapter).~~
 - 3.—~~Christian Science reading rooms.~~
 - 4.—~~Cigar stores.~~
 - 5.—~~Clock or watch shops.~~
 - 6.—~~Fishing equipment, excluding boats, motors and trailers.~~
 - 7.—~~Florists.~~
 - 8.—~~Gift, novelty and souvenir shops.~~
 - 9.—~~Gift shops.~~
 - 10.—~~Golfing equipment.~~
 - 11.—~~Jewelry stores.~~
 - 12.—~~Music stores.~~
 - 13.—~~Newsstands.~~
 - 14.—~~Novelty shops.~~
 - 15.—~~Souvenir shops.~~
 - 16.—~~Tennis equipment.~~
 - 17.—~~Tobacco stores.~~

- b. ~~Group II. Clothing and accessory specialty retail shops.~~
- ~~1. Apparel accessory stores, retail.~~
 - ~~2. Bathing suit stores.~~
 - ~~3. Belts, apparel, custom.~~
 - ~~4. Blouse stores.~~
 - ~~5. Bridal shops, except custom.~~
 - ~~6. Clothing, ready to wear, women's.~~
 - ~~7. Corset and lingerie stores.~~
 - ~~8. Cosmetic shops.~~
 - ~~9. Costume jewelry stores.~~
 - ~~10. Custom tailors.~~
 - ~~11. Dress shops.~~
 - ~~12. Dressmakers' shops, custom.~~
 - ~~13. Foundation garments.~~
 - ~~14. Fur apparel made to custom order.~~
 - ~~15. Fur shops.~~
 - ~~16. Furriers.~~
 - ~~17. Glove stores.~~
 - ~~18. Haberdashery stores.~~
 - ~~19. Handbag stores.~~
 - ~~20. Hat stores.~~
 - ~~21. Hosiery stores.~~
 - ~~22. Knit dresses, made to order.~~
 - ~~23. Knitwear stores.~~
 - ~~24. Maternity shops.~~
 - ~~25. Millinery stores.~~
 - ~~26. Raincoat stores.~~
 - ~~27. Riding apparel stores.~~
 - ~~28. Screen painting (T-shirts, etc.).~~
 - ~~29. Shirts, custom made.~~
 - ~~30. Sports apparel stores.~~
 - ~~31. Tie shops.~~
 - ~~32. Umbrella stores.~~
 - ~~33. Uniforms.~~
 - ~~34. Wig, toupee and wiglet stores, including custom made.~~
- c. b. Group III.
1. Ammunition.

2. Bicycle and bicycle parts, except gasoline motors.
 3. Bowling equipment and supplies.
 4. Camping equipment.
 5. Firearms.
 6. Hunters equipment.
 7. Riding goods and equipment.
 8. Saddlery stores.
 9. Skiing equipment.
 10. Sporting goods, general.
 11. Tent shops.
- d. c. Group VIII.
1. Gymnasium equipment.
 2. ~~Playground equipment.~~
 3. Pool and billiard tables.
 4. Swimming pool supplies.

(4745) *Stone, clay, glass and concrete products, manufacturing.*

- a. *Group I.*
 1. ~~323~~ Glass products, made of purchased glass
- b. *Group II.*
 1. ~~3273~~ Ready-mix concrete.
- c. *Group III.*
 1. ~~3274~~ Concrete block and brick.
 2. ~~3272~~ Concrete products, except block and brick.
- d. *Group IV.*
 1. ~~3214~~ Flat glass.
 2. ~~3224~~ Glass and glassware, pressed or blown.
 3. ~~3244~~ Cement, hydraulic.
 4. ~~3254~~ Structural clay products.
 5. ~~3264~~ Pottery and related products, but not to include pouring of molds or firing of greenware which is done ancillary to a hobby shop.
 6. ~~3274~~ Lime.
 7. ~~3275~~ Gypsum products.
 8. ~~3284~~ Cut stone and stone products.
 9. ~~3294~~ Abrasive, asbestos and miscellaneous nonmetallic mineral products.

(4846) Studios. Establishments providing space for practitioners of music and fine arts with ancillary retail sales of products.

- a.—Artists.
- b.—Enamalists.
- c.—Interior decorators.
- d.—Modeling.
- e.—Painters.
- f.—Photographers.
- g.—Potters.
- h.—Recording.
- i.—Sculptors.
- j.—Weavers.

(4947) *Textile mill products, manufacturing.* Establishments whose primary service is the manufacturing of textiles and related products and procedures such as yarn, lace, and the process of dyeing fabrics.

a.—*Group I.*

- 1.—2211 Broad woven fabric mills, cotton.
- 2.—2221 Broad woven fabric mills, manmade fiber and silk.
- 3.—2241 Narrow fabrics and other small wares mills, cotton, wool, silk and manmade fiber.
- 4.—2251 Knitting mills.
- 5.—2281 Yarn and thread mills.
- 6.—22921 Lace goods.

b.—*Group II.*

- 1.—2231 Broad woven fabric mills, wool (including dyeing and finishing).
- 2.—2261 Dyeing and finishing textiles, except wool fabric and knit goods.

c.—*Group III.*

- 1.—2271 Floor covering mills.
- 2.—2291 Felt goods, except woven felts and hats.
- 3.—2293 Paddings and upholstery filling.
- 4.—2294 Processed waste and recovered fibers and flock.

(5048) *Tobacco manufacturing.* Establishments whose primary service is the manufacturing of tobacco and/or tobacco products, such as cigars and cigarettes.

- a.—2111 Cigarettes.
- b.—2121 Cigars.
- c.—2131 Tobacco (chewing and smoking) and snuff.
- d.—2141 Tobacco stemming and redrying.

(5149) *Transportation equipment, manufacturing.*

a. *Group I.*

- 1. 3714 Motor vehicle parts and accessories.
- 2. 3724 Aircraft engines and engine parts.

3. ~~3728~~ Aircraft parts and auxiliary equipment, not elsewhere classified.
- b. *Group II.*
1. ~~3732~~ Boatbuilding.
- c. *Group III.*
1. ~~3751~~ Motorcycles, bicycles and parts.
 2. ~~3799~~ Transportation equipment, not elsewhere classified, excluding trailers.
- d. *Group IV.*
1. ~~3711~~ Motor vehicles and passenger car bodies.
 2. ~~3713~~ Truck and bus bodies.
 3. ~~3715~~ Truck trailers.
 4. ~~3721~~ Aircraft.
 5. ~~3731~~ Shipbuilding.
 6. ~~3743~~ Railroad equipment.
 7. ~~3761~~ Guided missiles and space vehicles.
 8. ~~3792~~ Travel trailers and campers.
 9. ~~3795~~ Tanks and tank components.
 10. ~~3799~~ Car or boat trailers.

(~~5250~~) *Transportation services.* This group includes establishments which provide land or water transportation services to individuals and in which the driver or instructor is provided by the leasing agency.

a. Group I. Non-motorized services

1. Carriage ride

2. Rickshaw

ab. Group II. Water-oriented Transportation Services.

1. Airboats.
2. Boat charter.
3. Boats, party fishing.
4. Excursion rides.
5. Fishing charter.
6. Sailing or boating classes.
7. Sightseeing boats.
8. Water taxis.

bc. Group III. Automobile.

1. Ambulances (nonemergency transport).
2. Automobile rental with driver provided.
3. Cabs.
4. Hearses or limousines with driver provided.

5. Taxicabs.

ed. *Group #IV. Bus.*

1. Bus stations/depots (article VI, division 9 of this chapter).
2. Bus terminals (article VI, division 9 of this chapter).
3. Charter buses.
4. Interstate buses.
5. Sightseeing buses.
6. Local or other buses.

de. *Group IV. Trucking.*

1. Interstate trucking, without storage facilities.
2. Local trucking, without storage facilities.
3. Truck driving school.

(5351) *Used merchandise stores.* This group includes establishments primarily engaged in the retail sale of used merchandise, antiques and secondhand goods such as clothing and shoes or furniture, musical instruments, office furniture or equipment, store fixtures and similar items. This group does not include dealers selling used motor vehicles, trailers, boats or mobile homes, which are separately grouped, nor does it include scrap, waste or junk dealers:

a. *Group I. ~~h~~ Household- items, clothing , books, and accessories.*

1. ~~Antique stores (furniture, glassware, home furnishings or art).~~
2. ~~Bookstores.~~
3. ~~Clothing stores.~~
4. ~~Home furnishing stores.~~
5. ~~Musical instrument stores.~~
6. ~~Phonograph and phonograph record stores, secondhand.~~
7. ~~Shoe stores.~~

b. *Group II. Office and business furniture, fixtures, and equipment.*

1. ~~Office furniture stores.~~
2. ~~Store fixture and equipment stores.~~

c. *Group III. Automotive accessories and parts (not junkyard or auto wrecking yard).*

1. ~~Automobile accessories and parts.~~
2. ~~Batteries, automotive.~~
3. ~~Tire (automobile) dealers.~~

d. *Group IV. Building materials.*

1. ~~Brick.~~
2. ~~Building materials.~~
3. ~~Lumber.~~

e. *Group V.*

1. Pawnshops.

2. Title loan lenders when associated with pawn shops.

(5452) *Vehicle and equipment dealers (section 4-1099).* This group includes establishments primarily involved in the retail sale or storage of motor vehicles, trailers, boats and other similar equipment. Incidental servicing and repairs and the stocking of replacement parts is a normal ancillary function.

- a. *Group I. Auto and truck dealers.* Establishments primarily engaged in the retail sale, storage or leasing of automobiles, small trucks and vans.
- b. *Group II. Motorcycle and lawnmower dealers.* Establishments primarily engaged in the retail sale of new or used lawnmowers, motorcycles, motorbikes, dune buggies, go-carts, golf carts and other similar type small vehicles.
- c. *Group III. Boat and yacht dealers.* Establishments primarily engaged in the retail sale of new or used motorboats, yachts and other watercraft, including boat trailers.
- d. *Group IV. Recreational vehicle/bus dealers.* Establishments primarily engaged in the retail sale of new or used recreational vehicles or campers, or utility trailers.
- e. *Group V. Construction equipment dealers.* Establishments primarily engaged in the retail sale of large trucks, bulldozing cranes, semitrailers, earthmovers and other similar large transportation, construction or hauling equipment.

(5553) *Wholesale establishments.* This group includes establishments or places of business primarily engaged in selling merchandise to retailers, to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

- a. *Group I. Farm produce.* Establishments primarily engaged in buying or marketing farm produce other than livestock.
- b. *Group II. Livestock.* Establishments primarily engaged in buying or marketing livestock.
- c. *Group III. Indoor storage.* Establishments primarily engaged in buying or selling, on a wholesale basis, durable or nondurable goods, excluding hazardous chemicals, petroleum products or explosives which are stored totally within a building.
- d. *Group IV. Open storage.* Establishments primarily engaged in buying or selling, on a wholesale basis, durable or nondurable goods, excluding hazardous chemicals, petroleum products or explosives, which because of their size are normally stored out-of-doors or under a roofed shed.

Sec. 4-436. - Use regulations table.

Use regulations for agricultural districts are as follows:

TABLE 4-436. USE REGULATIONS FOR AGRICULTURAL DISTRICTS

	Special Notes or Regulations	AG-1	AG-2	AG-3
Accessory uses, buildings, and structures:	4-923 et seq. and 4-2012 et seq.	P	P	P

Amateur radio antennas and satellite earth stations	4-927	Refer to 4-927 for regulation		
Docks, seawalls	4-1588	P	P	P
Entrance gates, gatehouses	4-1464 et seq.	P	P	P
Fences, walls	4-1464 et seq.	P	P	P
Nonroofed accessory structures	4-1841 et seq.	P	P	P
Signs in compliance with chapter 6		P	P	P
Administrative offices		P	P	P
Agricultural uses	Note (2), 4-2012 et seq.	P	P	P
Agricultural accessory uses and buildings	Note (3), 4-1464 et seq., 4-2012 et seq.	P	P	P
Aircraft landing facilities, private:				
Lawfully existing:				
Expansion of aircraft landing strip or Helistop or heliport landing pad	4-982 et seq.	SE	SE	SE
New accessory buildings	4-982 et seq.	P	P	P
New:				
Aircraft landing strip and ancillary hangers, sheds and equipment	4-982 et seq.	SE	SE	SE
Animals, reptiles, marine life:				
Animals (excluding exotic species)	4-1045 et seq.	P	P	P
Animal clinic (df) or animal kennel (df)	4-1071 et seq.	EO/SE	EO/SE	EO/SE

Keeping, raising or breeding of domestic tropical birds (df) for commercial purposes	Note (12), 4-1045 et seq.	SE	SE	SE
Keeping, raising or breeding of American alligators, venomous reptiles or Class I or Class II animals (df)	4-1045 et seq.	SE	SE	SE
Keeping, raising or breeding of marine life which requires the storage of brackish or saline water in manmade ponds	4-1045 et seq.	SE	SE	SE
Assisted living facility	Note (1), 4-1182	EO	EO	EO
Bed and breakfast (df)	4-1282, Note (15)	AA	AA	-
Boat ramps	Note (14)	EO/SE	EO/SE	EO/SE
Caretaker's residence		EO/SE	EO/SE	EO
Cemeteries		EO	EO	EO
Communication facility, wireless	4-1215 et seq.	Refer to regulation 4-1215 et seq.		
Community gardens	Sec. 4-1435	AA	AA	AA
Community residential home		P	P	P
Consumption on premises	4-1020 et seq.	AA/SE	AA/SE	AA/SE
Day care center, adult or child	Note (13)	EO/SE	EO/SE	EO/SE
Dwelling unit:				
Mobile home	Note (4), 4-1045 et seq.	P	P	P
Single-family residence, conventional		P	P	P
Second conventional single-family residence on lot	Note (5), 4-930	P	P	P
Emergency medical services station	Note (6)	EO/SE	EO/SE	EO/SE

Essential services	4-1362 et seq., 4-1464 et seq.	P	P	P
Essential service facilities (4-420(c)(13)):				
Group I	4-1362 et seq., 4-1464 et seq., 4-1840 et seq.	P	P	P
Group II	4-1362 et seq., 4-1464 et seq., 4-1840 et seq.	EO/SE	EO/SE	EO/SE
Excavation:				
Oil or gas	4-1380	SE	SE	SE
Water retention	4-1380	P	P	P
Excavation/mining	Note (11), 4-1380, 4-1399 et seq.	EO/SE	EO/SE	EO/SE
Farm labor housing		EO/SE	EO/SE	EO/SE
Fire station/forestry tower	Note (7), Note (15)	AA	AA	AA
Forestry, cypress (Taxodium spp.) for Sawtimber use only	4-434 et seq.	SE	SE	SE
Golf course	4-2037 et seq.	EO	EO	EO
Health care facilities (4-408(c)(19)), Groups I and II and III	Note (8)	EO	EO	EO
Home care facility		P	P	P
Home occupation:	4-1495 et seq.			
No outside help		P	P	P
With outside help		AA	AA	AA
Lawn and garden supply stores	4-1792	SE	SE	SE

Lawn and garden equipment (small engine parts and repairs)		SE	SE	SE
LCDOT maintenance facility	Note (6)	EO	EO	EO
Marina	4-1587	EO	EO	EO
Models:	4-1662 et seq.			
Display center		SE	SE	SE
Model home		AA/SE	AA/SE	AA/SE
Paint ball range, outdoor		SE	SE	SE
Parks (4-622(c)(3230)):				
Group I	Note (9)	P	P	P
Group II	Note (7)	EO/SE	EO/SE	EO/SE
<u>Group III</u>	<u>Note (7)</u>	<u>EO/SE</u>	<u>EO/SE</u>	<u>EO/SE</u>
Place of worship	4-1762 et seq.	P	P	P
Police or sheriff station	Note (6)	EO/SE	EO/SE	EO/SE
Post office (government)	Note (6)	EO/SE	EO/SE	EO/SE
Produce stands:	4-1431 et seq.			
Temporary		P	P	P
Permanent	Note (15)	AA	AA	AA
Recreational facilities:				
Commercial (4-420(c)(3735)), Group III	Note (10)	SE	SE	SE
Personal		P	P	P
Private—on-site	Note (15)	AA	AA	AA

Private—off-site		EO/SE	EO/SE	EO/SE
Religious facilities	Note (7), 4-1762 et seq.	EO/SE	EO/SE	EO/SE
Research and development laboratories (4-420(c)(4938)), Group I		P	P	P
Residential accessory uses (4-420(c)(4439))	4-923 et seq.	P	P	P
Schools, noncommercial:				
Lee County School District	4-1970	P	P	P
Other	4-1970	EO/SE	EO/SE	EO/SE
Shredding and composting of vegetative matter	4-1551 et seq.	SE	-	-
Social services (4-408(c)(4443)), Groups IV and V	Note (8), 4-2095	EO	EO	EO
Stable:				
Boarding stable or private stable	4-1045 et seq.	P	P	P
Commercial	4-1045 et seq.	SE	SE	SE
Temporary uses	4-2124 et seq.	P	P	P
U-pick operations	4-1429 et seq., Note (15)	P	P	-

Notes:

- (1) Any expansion which will bring the number of beds to 50 or more requires PD zoning. See section 4-272 and Table 4-740.
- (2) Includes but is not limited to farming, horticulture, pasturage, forestry, citrus and other fruit groves, greenhouses and nurseries, truck farms and dairy farms, commercial fish, frog or poultry hatcheries, and raising of hogs and other farm animals. Lumbering or harvesting of cypress (*Taxodium spp.*) is not permitted except by special exception.
- (3) Limited to uses and buildings customarily incidental to agricultural uses, including the processing and packaging of agricultural products primarily grown on the premises.
- (4) Mobile home permitted, provided it is the only residential unit on the property, and provided further that the property meets the same lot area and dimensions, setbacks, height and maximum lot coverage as set forth in Table 4-437 for the AG-1 district.

- (5) Only permitted in compliance with section 4-930.
- (6) Expansion of facility to ten or more acres requires PD zoning. See section section 4-272 and Table 4-740.
- (7) Any new facility of ten or more acres or any expansion of an existing facility to ten or more acres requires PD zoning. See section 4-272 and Table 4-740.
- (8) Any expansion of an existing facility which will bring the number of beds to ~~50~~ 16 or more or which changes the use, requires PD zoning. See section 4-272, Table 4-740, and section 4-2190
- (9) Recreational halls require a special exception approval.
- (10) Limited to passive and active recreation and educational activities including, but not limited to hiking and nature trails, where the activities require little or no on-site facilities or capital investment, and utilize the natural environment with little or no alteration of the natural landscape.
- (11) ~~Existing only. Any excavation/mining in excess of 320 acres requires IPD zoning unless approved as part of an RPD, MHPD, RVPD, CFPD, CPD, or MPD development.~~
- (12) The keeping of ostrich, cassowary, rhea, or emu for the production of meat, skins, or hides, feathers, or the progeny thereof, as part of a bona fide agricultural operation does not require a special exception.
- (13) Family day care home exemption. F.S. § 166.0445 exempts family day care homes from needing the special exception. See section 4-195(e)(9).
- (14) Noncommercial only.
- (15) This use will require a special exception if located outside of the Rural Agricultural Overlay District, unless lawfully existing prior to September 1, 2012.

Sec. 4-488. - Use regulations table.

Use regulations for one- and two-family residential districts are as follows:

TABLE 4-488. USE REGULATIONS FOR ONE- AND TWO-FAMILY RESIDENTIAL DISTRICTS

	Special Notes or Regulations	RSA	RS-1	RS-2	RS-3	RS-4	RS-5	TFC-1	TFC-2	TF-1
Accessory uses, buildings and structures:	4-923 et seq., 4-2012 et seq.	P	P	P	P	P	P	P	P	P
Amateur radio antenna and satellite earth stations	4-927	Refer to 4-927 for regulations.								

Animals (equines)	4-1045 et seq.	-	-	-	-	SE	SE	-	-	-
Docks, seawalls	4-1588	P	P	P	P	P	P	P	P	P
Fences, walls	4-1841 et seq.	P	P	P	P	P	P	P	P	P
Entrance gate, gatehouses	4-1841 et seq.	P	P	P	P	P	P	P	P	P
Nonroofed accessory structures	4-1894(c)(3)	P	P	P	P	P	P	P	P	P
Signs in compliance with chapter 6		P	P	P	P	P	P	P	P	P
Accessory apartment	Note (1), 4-929	SE	SE	SE	SE	SE	SE	P	P	-
Administrative offices		P	P	P	P	P	P	P	P	P
Aircraft landing facilities, private:										
Lawfully existing:										
Expansion of aircraft landing strip, or helistop or heliport landing pad	4-982 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE
New accessory buildings	4-982 et seq.	P	P	P	P	P	P	P	P	P
New:										

Aircraft landing strip and ancillary hangars, sheds, and equipment	4-982 et seq.	-	-	-	-	-	-	-	-	-	-
Heliport	4-982 et seq.	-	-	-	-	-	-	-	-	-	-
Helistop	4-982 et seq.	SE	SE	SE	SE	P	SE	SE	SE	SE	SE
Animals and reptiles											
Keeping, raising or breeding of Class I animals (df)	4-1045	-	-	-	SE	SE	SE	-	-	-	-
Keeping, raising or breeding of American alligators, venomous reptiles or Class II animals(df)	4-1045	-	SE	SE	SE	SE	SE				
Assisted living facility	Note (2), 4-1182	-	-	-	-	-	-	-	-	-	P
Boat ramps	Note (8)	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE
Clubs, private		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Community residential home		P	P	P	P	P	P	P	P	P	P
Communication facility, wireless	4-1215 et seq.	Refer to 4-1215 for regulations.									

Consumption on premises	4-1020 et seq.	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE
Community Gardens	Sec. 4-1435	AA	AA	AA	AA	AA	AA	AA	AA	AA
Day care center, adult or child	Note (7)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Dwelling unit:										
Duplex		-	-	-	-	-	-	P	P	P
Mobile home		EO	EO	EO	EO	EO	EO	EO	EO	EO
Multiple-family building	4-2095	-	-	-	-	-	-	-	-	-
Single-family residence, conventional		P	P	P	P	P	P	P	P	P
Two-family attached		-	-	-	-	-	-	-	-	P
Townhouse		-	-	-	-	-	-	-	-	-
Zero lot line		-	-	-	-	-	-	-	-	-
Essential services	4-1362 et seq.	P	P	P	P	P	P	P	P	P
Essential service facilities (4-408(c)(13)):	4-1362 et seq.									
Group I	4-1362 et seq., 4-1841	P	P	P	P	P	P	P	P	P

Group II	4-1362 et seq., 4-1841	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Excavation:											
Oil or gas	4-1380(c)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Water retention	4-1380(b)	P	P	P	P	P	P	P	P	P	P
Golf course	4-2037 et seq. Note (9)	EO	EO	EO	EO	EO	EO	EO	EO	EO	EO
Guest house		-	-	-	-	-	-	-	-	-	-
Home care facility		P	P	P	P	P	P	P	P	P	P
Home occupation:											
No outside help	4-1496(c)	P	P	P	P	P	P	P	P	P	P
With outside help	4-1496(c)	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
Library		-	SE	SE	-	-	-	SE	-	-	-
Marina	4-1587	EO	EO	EO	EO	EO	EO	EO	EO	EO	EO
Models:											
Display center	4-1662 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Model home	4-1662 et seq.	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE
Model unit	4-1662 et seq.	-	-	-	-	-	-	-	-	-	-

Parking, public	Note (10), 4-1726— 1734	SE	SE	SE	SE	SE	SE	SE	SE	P	P
Parks (4- 408(c)(30), Group I		P	P	P	P	P	P	P	P		
Place of worship	Note (5) 4- 1762	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE
Real estate sales office	Note (6)	SE	SE	SE	SE	SE	SE	SE	-	-	-
Recreational facilities:											
Personal		P	P	P	P	P	P	P	P	P	P
Private—on-site		EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE
Private—off-site		EO	EO	EO	EO	EO	EO	EO	EO	EO	EO
Religious facilities	Note (3), 4- 1762 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Residential accessory uses (4- 408(c)(4139))	4-923 et seq.	P	P	P	P	P	P	P	P	P	P
Schools, noncommercial:											
Lee County School District	4-1970	P	P	P	P	P	P	P	P	P	P
Other	4-1970	SE	SE	SE	SE	SE	SE	SE	-	-	SE
Servant's quarters		-	-	-	-	-	-	-	-	-	-

Social services, Group V	Note (11). 4-2190 et seq.	P	P	P	P	P	P	P	P	P
Stable, private	4-1046	-	-	-	-	SE	SE	-	-	-
Temporary uses	4-2124 et seq.	P	P	P	P	P	P	P	P	P

Notes:

- (1) Permitted only when accessory to a lawfully permitted single-family dwelling unit.
- (2) New facilities of 50 or more beds, or the expansion of an existing facility that will bring the number of beds to 50 or more, requires PD zoning. See section 4-272 and Table 4-740.
- (3) Any new facility of ten or more acres or any expansion of an existing facility to ten or more acres, requires PD zoning. See section 4-272 and Table 4-740.
- (4) Accessory buildings and uses (to the main building) may be located closer to the front of the property than the main building but must comply with all other setback requirements for accessory buildings and uses.
- (5) Recreational halls require a special exception approval.
- (6) Real estate sales are limited to sales of lots, homes or units within the development. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding three years from the date the certificate of occupancy for the sales office is issued. The director may grant one two-year extension. Additional time will require a new special exception approval.
- (7) Family day care home exemption. F.S. 166.0445 exempts family day care homes from needing the special exception. See section 4-195(e)(9).
- (8) Noncommercial only.
- (9) Redevelopment of an existing only golf course with residential buildings or structures requires PD zoning.
- (10) Public parking lots are those owned, operated or maintained by a governmental agency (city, county or state), which may or may not be charged a parking fee, used off-site from other uses adjacent to the public parking lot. Such public parking lots require a special exception approval, which will include the requirements of section 4-1729 through 4-1734 where feasible and practical, as determined in the conditions imposed by city council for this use.
- (11) Community residential homes will be sited in accordance with F.S. ch. 419.

Sec. 4-520. - Use regulations table.

Use regulations for multiple-family districts are as follows:

TABLE 4-520. USE REGULATIONS FOR MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

	Special Notes or Regulations	RM-2	RM-6
Accessory uses, buildings and structures:	4-923 et seq., 4-2012 et seq.	P	P
Amateur radio antennas and satellite earth stations	4-927 et seq.	Refer to section 4-927 for regulations.	
Docks, seawalls	4-1588	P	P
Fences, walls	4-1464 et seq.	P	P
Entrance gate, gatehouses		P	P
Nonroofed accessory structures	4-1894(c)(3)	P	P
Signs in compliance with chapter 6		P	P
Accessory apartment	Note (1), 4-929	P	P
Administrative offices		P	P
Aircraft landing facilities, private:			
Lawfully existing:			
Expansion of aircraft landing strip, or helistop or heliport landing pad	4-982 et seq.	SE	SE
New accessory buildings	4-982 et seq.	P	P
New:			
Aircraft landing strip and ancillary hangars, sheds, and equipment	4-982 et seq.	-	-
Heliport	4-982 et seq.	-	-
Helistop	4-982 et seq.	SE	SE
Assisted living facility	Note (2), 4-1282, 4-1182	P	P

Bed and breakfast		P	P
Boardinghouse		P	P
Boat ramps	Note (7)	EO/SE	EO/SE
Clubs:			
Country		EO	EO
Private		SE	SE
Community gardens	Sec. 4-1435	AA	AA
Community residential home		P	P
Consumption on premises	4-1020 et seq.	AA/SE	AA/SE
Day care center:			
Adult		SE	SE
Child	Note (6)	SE	SE
Dormitory		SE	SE
Dwelling unit:	4-1282, 4-1283		
Duplex		P	P
Mobile home		EO	EO
Multiple-family building	4-2095	P	P
Single-family residence, conventional		P	P
Two-family attached		P	P
Townhouse		P	P
Zero lot line		-	-

Essential services	4-1362 et seq., 4-1471	P	P
Essential service facilities (4-408(c)(13)):			
Group I	4-1362 et seq., 4-1841 et seq., 4-1841	P	P
Group II	4-1362 et seq., 4-1841 et seq., 4-1841	SE	SE
Excavation:			
Oil or gas	4-1380 (c)	SE	SE
Water retention	4-1380 (b)	P	P
Fraternity house		SE	SE
Golf course	Note (5), 4-2037 et seq.	EO	EO
Health care facilities (4-408(c)(19)), Groups I and II and III (less than 50 beds)	Note (2)	P	P
Heliport or helistop	4-982 et seq.	See Aircraft landing facilities, private.	
Home care facility		P	P
Home occupation:			
No outside help	4-1496 (c)	P	P
With outside help	4-1496 (c)	AA	AA
Hotels/motels	4-1528 et seq.	EO	-
Marina	4-1587	EO	EO
Models:			
Display center	4-1662 et seq.	AA/SE	AA/SE

Model home	4-1662 et seq.	AA/SE	AA/SE
Model unit	4-1662 et seq.	P	P
Parks (4-408(c)(3430)), Group I	Note (8)	P	P
Personal services (4-408(c)(3231)), Groups I and II (ancillary use only)	4-2095	P	P
Place of worship	4-1762 et seq.	P	P
Real estate sales office	Note (4), 4-1662 et seq.	P	P
Recreational facilities:			
Personal		P	P
Private—on-site		EO/SE	EO/SE
Private—off-site		EO/SE	EO/SE
Religious facilities	Note (3), 4-1762 et seq.	SE	SE
Residential accessory uses (4-408(c)(4139))	4-923 et seq.	P	P
Roominghouse		P	P
Schools, noncommercial:			
Lee County School District	4-1970	P	P
Other	Note (3), 4-1970	SE	SE
Social services, Group V	Note (9), 4-2190 et seq.	P	P
Specialty retail store (4-408(c)(4644)), Group I (ancillary use only)	4-2095	P	P
Temporary uses	4-2124 et seq.	P	P
Timeshare units		P	-

Notes:

- (1) Permitted only when accessory to a lawfully permitted single-family dwelling unit.
- (2) New facilities of 50 or more beds, or the expansion of an existing facility to 50 or more beds, requires CFPD zoning unless approved as part of another PD development.
- (3) Expansion of a facility to ten or more acres requires PD zoning. See section 4-272 and Table 4-740.
- (4) Real estate sales are limited to sales of lots, homes or units within the development, except as may be permitted in section 4-1662 et seq. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding three years from the date the certificate of occupancy for the sales office is issued. The director may grant one two-year extension. Additional time will require a new special exception approval.
- (5) Redevelopment of an existing only golf course with residential buildings or structures requires PD zoning.
- (6) Family day care home exemption. F.S. 166.0445 exempts family day care homes from needing the special exception. See section 4-195 (e)(9).
- (7) Noncommercial only.
- (8) Recreational halls require a special exception approval.
- (9) Community residential homes will be sited in accordance with F.S. ch. 419.

Sec. 4-555. - Use regulations table.

Use regulations for mobile home districts are as follows:

TABLE 4-555. USE REGULATIONS FOR MOBILE HOME DISTRICTS

	Special Notes or Regulations	MH-1	MH-2
Accessory uses, buildings, and structures:	4-923 et seq., 4-2012 et seq.	P	P
Amateur radio antennas and satellite earth stations	4-927	Refer to 4-927 for regulations.	
Animals (equines)	4-1045 et seq.	-	-
Docks, seawalls	4-1588	P	P
Fences, walls	4-1841 et seq.	P	P

Gatehouses, entrance gates	4-1841 et seq.	P	P
Nonroofed accessory structures	4-1894(c)(3)	P	P
Signs in compliance with chapter 6		P	P
Administrative offices		P	P
Aircraft landing facilities, private:			
Lawfully existing:			
Expansion of aircraft landing strip or helistop landing pad	4-982 et seq.	SE	SE
New accessory buildings	4-982 et seq.	P	P
New:			
Aircraft landing strip and ancillary hangars, sheds and equipment	4-982 et seq.	-	-
Heliport	4-982 et seq.	-	-
Helistop	4-982 et seq.	SE	SE
Animals and reptiles:			
Keeping, raising or breeding of Class I animals (df)	4-1045	-	-
Keeping, raising or breeding of American alligators, venomous reptiles or Class II animals (df)	4-1045	SE	SE
Boat ramps	Note (6)	EO/SE	EO/SE
Clubs, private		SE	SE
Communications facility, wireless	4-1215 et seq.	Refer to 4-1215 et seq. for regulations.	

Community residential home		P	P
Community gardens	Sec. 4-1435	AA	AA
Consumption on premises	4-1020 et seq.	AA/SE	AA/SE
Day care center, adult or child:			
Adult		SE	SE
Child	Note (5)	SE	SE
Dwelling unit:			
Mobile home	4-1637 et seq. Note (7)	P/EO	P/EO
Single-family residence, conventional	Note (8)	P	P
Essential services	4-1362 et seq.	P	P
Essential service facilities (4-408(c)(13)):			
Group I	4-1362 et seq., 4-1841 et seq., 4-1841 et seq.	P	P
Group II	4-1362 et seq., 4-1841 et seq., 4-1841 et seq.	SE	SE
Excavation:			
Oil or gas	4-1380 (c)	SE	SE
Water retention	4-1380 (b)	P	P
Golf course	2-2037 et seq.	EO	EO
Heliport or helistop	4-982 et seq.	See Aircraft landing facilities, private.	
Home occupation:			

No outside help		P	P
With outside help	4-1496 (c)	AA	AA
Laundromat	4-2095	EO/SE	EO/SE
Models:			
Display center	4-1662 et seq.	SE	SE
Model home	4-1662 et seq.	AA/SE	AA/SE
Parks (4-408(c)(3230)), Group I	Note (4)	P	P
Park trailer		-	P
Place of worship	4-1762 et seq.	EO/SE	EO/SE
Real estate sales office	Note (2), 4-1662 et seq., 4-2095	EO/SE	EO/SE
Recreational facilities:			
Personal		P	P
Private—on-site		EO/SE	EO/SE
Private—off-site		EO	EO
Religious facilities	Note (1), 4-1762 et seq.	SE	SE
Residential accessory uses (4-408(c)(4139))	4-923 et seq.	P	P
Signs in compliance with chapter 6		P	P
Stable, private	4-1046	-	-
Subordinate commercial uses:	Note (3), 4-2095		
Food stores, Group I (4-408(c)(16))		EO/SE	EO/SE

Parts and supplies for mobile homes or RVs		EO/SE	EO/SE
Personal services (4-408(c)(3231)):			
Group I		EO/SE	EO/SE
Group II		EO/SE	EO/SE
Specialty retail store (4-408(c)(4644), Group I		EO/SE	EO/SE
Temporary uses	4-2124 et seq.	P	P

Notes:

- (1) Expansion of facility to ten or more acres requires PD zoning. See section 4-272 and Table 4-740.
- (2) Real estate sales are limited to sales of lots, homes or units within the development, except as may be permitted in section 4-1662 et seq. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding three years from the date the certificate of occupancy for the sales office is issued. The director may grant one two-year extension. Additional time will require a new special exception approval.
- (3) Subordinate uses permitted only in conformity with section 4-2095.
- (4) Recreational halls require a special exception approval.
- (5) Family day care home exemption. F.S. 166.0445 exempts family day care homes from needing the special exception. See section 4-195(e)(9).
- (6) Non-commercial only.
- (7) In the interstate interchange area, mobile homes are existing only and may not be replaced or relocated into the interchange areas.
- (8) Single-family development in the MH zoning districts is permitted by right for individual single-family development. Any redevelopment of an existing mobile home park under unified control/ownership, into a single-family development, requires approval of planned development zoning.

Sec. 4-613. - Use regulations table.

Use regulations for recreational vehicle districts are as follows:

TABLE 4-613. USE REGULATIONS FOR RECREATIONAL VEHICLE DISTRICTS

	Special Notes or Regulations	RV-1	RV-3
Accessory uses, buildings, and structures:	4-923 et seq., 4-2012 et seq.	P	P
Amateur radio antennas and satellite earth stations.	4-927	Refer to 4-927 for regulations	
Carports	4-606 et sq.	P	P
Docks, seawalls	4-1588	P	P
Enclosures, utility rooms	4-609	P	P
Fences, walls	4-1841 et seq.	P	P
Gatehouses, entrance gates	4-1841 et seq.	P	P
Nonroofed accessory structures	4-1894(c)(3)	P	P
Storage facility for unoccupied RVs	4-611	P	P
Storage sheds, unattached	4-608	P	P
Administrative office or residence		P	P
Boat ramps	Note (5)	EO/SE	EO/SE
Camping cabins, transient parks only	4-612	P	P
Commercial uses:	Note (1)		
Sale or rental of recreational vehicle units		P	P
Laundromat	Note (2)	P	P
Store for the sale of convenience items for park residents, including	Note (2)	P	P

groceries, tobacco products, novelties, sundries, and parts and supplies for recreational vehicles			
Community Gardens	Sec. 4-1435	AA	AA
Day care center			
Adult		EO/SE	EO/SE
Child	Note (3)	EO/SE	EO/SE
Essential services	4-1362 et seq.		
Essential service facilities (4-408(c)(13)):			
Group I	4-1362 et seq., 4-1841 et seq., 4-1841	P	P
Group II	4-1362 et seq., 4-1841 et seq., 4-1841	EO/SE	EO/SE
Excavation:			
Oil or gas	4-1380 (c)	SE	SE
Water retention	4-1380 (b)	P	P
Models:			
Display center	4-1662 et seq.	SE	SE
Model home	4-1662 et seq.	AA/SE	AA/SE
Parks (4-408(c)(3130)), Group I		P	P
Real estate sale office	Note (4), 4-1662 et seq. 4-2095	EO/SE	EO/SE
Recreational facilities:			
Personal		P	P

Private—on-site		EO/SE	EO/SE
Private—off-site		EO	EO
Recreational vehicle, transient		P	P
Recreational vehicle, permanent		P	P
Service building		P	P
Signs in accordance with chapter 6		P	P
Tents, transient parks only		P	P

Notes:

- (1) The listed commercial uses are limited to the extent that they are designed and intended primarily for the use of those staying at the RV park. The total land area for all commercial uses shall not exceed ten percent of the total land area of the RV park.
- (2) Use is permitted only when within a conventional building.
- (3) Family day care home exemption. F.S. § 166.0445 exempts family day care homes from needing the special exception. See section 4-195(e)(9).
- (4) Real estate sales are limited to sales of lots or units within the development, except as may be permitted in section 4-1662 et seq. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding three years from the date the certificate of occupancy for the sales office is issued. The director may grant one two-year extension. Additional time will require a new special exception approval.
- (5) Noncommercial only.

Sec. 4-634. - Use regulations table.

Use regulations for the community facilities districts are as follows:

TABLE 4-634. USE REGULATIONS FOR COMMUNITY FACILITIES DISTRICTS

	Special Notes or Regulations	CF-1	CF-2	CF-3	CF-4
Administrative offices		P	P	P	P

Assisted living facility	Note (1), 4-1182	-	P	-	-
Animal control facility (Humane Society)	Note (2)	-	-	EO/SE	-
Animal or reptile exhibits		SE	-	-	-
Art galleries, noncommercial		P	-	-	-
Aquariums		SE	-	-	-
Boat ramps	Note (5)	EO/SE	EO/SE	EO/SE	-
Botanical gardens		P	P	-	-
Caretaker's residence		SE	SE	SE	SE
Cemetery, columbarium, mausoleum		P	P	-	-
Clubs:					
Country		P	P	-	-
Fraternal		-	SE	SE	-
Private		P	P	P	-
Communication facility, wireless	4-1215 et seq.	Refer to 4-1215 et seq. for regulations.			
Consumption on premises	4-1020 et seq.	-	AA/SE	AA/SE	-
Day care center:					
Adult		-	P	P	-
Child		-	SE	P	-
Emergency medical services (ambulance)	Note (2)	-	-	P	-
Emergency operations center	Note (2)	-	-	P	-

Entrance gates and gatehouse	4-1841 et seq.	P	P	P	P
Essential services	P	P	P	P	
Essential service facilities (4-408(c)(13)):					
Group I	4-1362 et seq.	P	P	P	P
Group II	4-1362 et seq.	SE	SE	SE	-
Excavation:					
Oil or gas		SE	SE	SE	SE
Water retention	4-1380 et seq.	P	P	P	P
Fire station	Note (2)	-	-	P	-
Forestry tower	Note (2)	-	-	P	-
Government agencies, offices only, restricted to maximum of 500 square feet of floor area		-	P	P	-
Health care facilities (4-408(c)(19)):					
Group I	Note (1)	-	P	-	-
Group II	Note (1)	-	P	-	-
Group III	Note (1)	-	<u>P</u>	<u>EO</u>	<u>P</u>
Group IV	Note (1)	-	-	EO	P
<u>Group V</u>	<u>Note (1)</u>	-	-	<u>EO</u>	<u>P</u>
<u>Group VI</u>	<u>Note (1)</u>	-	<u>P</u>	<u>P</u>	-
Helistop	4-982 et seq.	SE	SE	SE	-
Historical sites		P	P	P	-
Hospice	Note (1), - 4-1182	P	-	P	

Library		P	P	-	-
Maintenance facility (government)	Note (2)	-	-	EO/SE	-
Mass transit depot or maintenance facility	Note (6) (5)	-	-	EO/SE	-
Museums		P	-	P	-
Parking lot:					
Accessory		P	P	P	P
Temporary		P	P	P	-
Parks (4-408(c)(34 30)):					
Group I	Note (2)	P	P	P	P
Group II	Note (2)	P	P	P	-
<u>Group III</u>	<u>Note (2)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>
Place of worship	4-1762 et seq.	-	P	-	-
Planetarium	SE	-	-	-	
Police station	Note (2)	-	-	P	-
Post office	Note (2)	-	-	P	-
Recreational facilities:					
Personal		P	P	P	-
Private—On-site		EO/SE	EO/SE	EO/SE	-
Private—Off-site		EO/SE	EO/SE	EO/SE	-
Religious facility	Note (2), 4-1762 et seq.	-	SE	-	-
Restaurant (4-408(c)(4240)), Group II	Note (3)	P	P	P	-

Sanitary landfill	IPD only, 4-1551 et seq.	-	-	EO	-
School, noncommercial:					
Lee County School District	4-1970	-	P	-	-
Other	Note (2), 4-1970	-	P	-	-
Signs in accordance with chapter 6		P	P	P	P
Sheriff stations	Note (2)	-	-	P	-
Social services (4-408(c)(4543)):					
Group IV	Note (7)6	-	SE	-	SE
Group V	Note (7)6	EO	P	-	-
Specialty retail shops store (4-408(c)(4644)), Group I	Note (3)	P	P	P	-
Storage, indoor only		P	P	P	-
Temporary uses		P	P	P	-
Zoos		SE	-	-	-

Notes:

- (1) New facilities of 50 or more beds, or the expansion of an existing facility that will bring the number of beds to 50 or more, or which changes the use, must request and be approved as a PD. See section 4-272 and Table 4-740.
- (2) Facilities proposed for ten or more acres or the expansion of an existing facility that will bring the number of acres to ten or more acres or that changes the use must request and be approved as a PD. See section 4-272 and Table 4-740.
- (3) Permitted only when clearly subordinate to the permitted use of the property and when conducted wholly within the principal building.
- (4) Noncommercial only.
- (5) If located within the Bonita Beach Road Corridor, this use permitted only by Planned Development (PD) zoning on parcels larger than one acre.

- (6) New facilities of 16 or more beds, or the expansion of an existing facility that will bring the number of beds to 16 or more, or which changes the use, must request and be approved as a PD. See division 38 of this chapter.

Sec. 4-661. - Use regulations table.

Use regulations for conventional commercial districts are as follows:

TABLE 4-661. USE REGULATIONS FOR CONVENTIONAL COMMERCIAL DISTRICTS

	Special Notes or Regulations	C-1A	C-1	C-2	CN-1	CN-2	CC	CG	CS-1	CS-2	CT
Accessory apartment	Note (1), 4-929	P	P	P	-	-	-	-	-	-	-
Administrative offices		P	P	P	P	P	P	P	P	P	P
Aircraft landing facilities, private:											
Lawfully existing:											
Expansion of aircraft landing strip, helistop or heliport landing pad	4-982 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
New accessory buildings	4-982 et seq.	P	P	P	P	P	P	P	P	P	P
New:											
Aircraft landing strip	4-982 et seq.	-	-	-	-	-	-	-	-	-	-

and ancillary hangars, sheds and equipment												
Heliport	4-982 et seq.	-	-	-	-	-	-	-	-	-	-	-
Helistop	4-982 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Amateur, radio antennas and satellite earth stations when accessory to an existing principal use	4-927	Refer to 4-927 for regulations.										
Amusement park, less than ten acres		-	-	-	-	-	-	-	-	-	-	-
Animals:												
Clinic	4-1071 et seq.	-	P	P	-	-	P	P	-	-	-	-
Kennel	4-1071 et seq.	-	-	P (3)	-	-	-	P(3)	-	-	-	-
Control center (including Humane Society)		P	P	P	-	-	-	P	P	SE	-	-
Assisted living facility	4-1182 et seq.	-	-	-	-	-	-	-	-	-	-	P (13)
ATM (automatic teller machine)		P	P	P	P	P	P	P	P	SE	P	P

Auto parts store:												
No installation service	Note (2)	P	P	P	-	P	P	P	-	-	-	
With installation service	Note (2)	-	P	P	-	-	P	P	-	-	-	
Automobile service station	Note (2), (22)	-	P	P	-	P	P	P	-	-	SE	
Auto repair and service (4-408(c)(2)):												
Group I	Note (2), (22)	-	P	P	-	-	P	P	-	-	-	
Group II	Note (2), (22)	-	-	P	-	-	-	SE	-	-	-	
Bait and tackle shop		P	P	P	P	P	P	P	-	SE (5)	P	
Banks and financial establishments (4-408(c)(3)):												
Group I		P	P	P	-	P	P	P	P	P(16)	P	
Group II		-	P ₋	P ₋	-	-	P	P	P ₋	P(16) =	-	
Bar or cocktail lounge		-	AA/S E	AA/ SE	-	-	AA/S E	AA/S E	-	-	AA/S E	
Bed and breakfast		-	P	P	-	-	-	-	-	SE	P	

Boardinghouse		-	P	P	-	-	-	-	-	SE	P
Boats:											
Boat parts store		P	P	P	-	P	P	P	-	-	-
Boat ramp		EO/S E	EO/S E	P	-	-	P	P	-	-	P
Boat rental		P	P	P	-	P	P	EO	-	-	P (7)
Boat repair and service	4-1099, 4-2069 et seq., Note (2)	-	-	-	-	-	-	-	-	-	-
Boat sales	Note (2)	-	P	P	-	-	-	P	-	-	-
Boat storage, dry, not exceeding 18 feet above grade	Note (2), (21) and (22)	-	P	P	-	-	-	P	-	-	-
Boat storage, dry, exceeding 18 feet above grade	Note (2), (21) and (22)	-	SE	SE	-	-	-	SE	-	-	-
Broadcast studio, commercial radio	4-1215 et seq.	-	-	P	-	-	P	P	-	-	-
Building materials sales (4-408(c)(4))	Note (2)	-	-	P	-	-	-	P	-	-	-
Business services (4-408(c)(45))											

Group I		P	P	P	-	P	P	P	P	P (8)	P
Group II		-	P	P	-	-	-	P	-	-	-
Bus station/depot	4-1153 et seq. Note (2), (22)	-	-	P	-	-	SE	P	-	-	-
Caretaker's residence		-	SE	SE	-	-	SE	SE	-	-	-
Car wash	Note (2), (22)	-	P	P	-	-	P	P	-	-	-
Cleaning and maintenance services (4-408(c)(7))		P	P	P	-	-	P	P	P	P	-
Clothing stores, general (4-408(c)(8))	Note (4)	P	P	P	-	-	P	P	-	-	P
Clubs:											
Country	-	-	-	-	-	-	-	-	-	-	-
Commercial	-	-	P	<u>P</u>	-	P	<u>PEO</u>	<u>EO</u>	SE	<u>SE</u>	-
Fraternal	4-1818	-	P	P	-	-	P	EO	-	SE	P
Membership organization	4-1818	-	P	P	-	-	P	EO	-	-	-
Private		-	-	-	P	P	P	-	-	SE	P
Cold storage warehouse and processing plant (including pre-cooling)	Note (14), (22)	-	-	P	-	-	-	-	-	-	-

Commercial fishery		-	-	EO	-	-	-	-	-	-	-
Commercial use of beachfront seaward of the water body setback line	4-2271	SE (7)	SE (7)	SE (7)	-	-	SE (7)	SE (7)	-	-	SE (7)
Community residential home		P	P	P	-	-	-	-	-	-	-
Communication facility, wireless	4-1215 et seq.										
Consumption on premises	4-1020 et seq.	AA/S E	AA/S E	AA/ SE	AA/S E	AA/S E	AA/S E	AA/S E	AA/S E	AA/S E	AA/S E
Contractors and builders (4-408(c)(9)):											
Group I		P	P	P	-	-	P	P	-	-	-
Group II		-	P	P	-	-	P	P	-	-	-
Group III	Note (2), (22)	-	-	-	-	-	-	P	-	-	-
Convenience food and beverage store	Note (2), (22)	P (19)	P (19)	P (19)	-	SE (19)	P	P	-	-	SE (19)
Cultural facilities (4-408(c)(10))		-	P	P	-	-	-	-	-	-	P

Day care center, adult, child		P	P	P	P	P	P	EO	-	-	P
Department store	Note (4)	P	P	P	-	-	P	P	-	-	-
Dormitory		-	-	-	-	-	-	-	-	-	P
Drive-through facility for any permitted use		P	P	P	-	SE	P	P	SE	SE	P
Drive-in theater		-	-	-	-	-	-	-	-	-	-
Drugstore, pharmacy	Note (4)	P	P	P	-	P	P	P	-	-	-
Dwelling unit:											
Duplex		P	P	P	-	-	-	-	-	P	-
Single-family		P	P	P	-	-	-	-	-	P	-
Two-family attached		P	-	-	-	-	-	-	-	-	-
Townhouse		EO	-	-	-	-	-	-	-	-	-
Mobile home		-	-	-	-	-	-	-	-	-	-
Multiple-family building		EO	P	P	SE (10)	SE (10)	-	-	SE (10)	SE (10)	P
Entrance gates and gatehouse	4-1472	P	P	P	P	P	P	P	P	P	P
Emergency medical service (ambulance)		P	P	P	-	-	-	P	P	SE	-

Emergency operations center		P	P	P	-	-	-	P	P	SE	-
Essential services	4-1362 et seq.	P	P	P	P	P	P	P	P	P	P
Essential service facilities (4-408(c)(13)):											
Group I	4-1362 et seq.	P	P	P	P	P	P	P	P	P	P
Group II	4-1362 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Excavation:											
Mining		-	-	-	-	-	-	-	-	-	-
Water retention	4-1380 et seq.	P	P	P	P	P	P	P	P	P	P
Oil or gas		SE	SE	SE	SE	SE	SE	SE	SE	-	SE
Farm equipment, sales, storage, rental, service	Note (2), (22)	-	-	-	-	-	-	P	-	-	-
Feed or fertilizer, mixing and sales	Note (14), (22)	-	-	-	-	-	-	-	-	-	-
Fire station		P	P	P	-	-	-	P	P	SE	-
Fish house, wholesale	Note (14), (22)	-	-	P (11)	-	-	-	-	-	-	-
Flea market:											

Open	Note (2), (22)	-	-	SE	-	-	-	SE	-	-	-
Indoor	Note (2), (22)	-	P	P	-	-	P	P	-	-	-
Food and beverage service, limited		SE	SE	SE	SE	SE	SE	SE	-	SE	-
Food stores (4-408(c)(16)):	Note (4)										
Group I		P	P	P	P (12)	P	P	P		-	P
Group II		P	P	P	-	P	P	P		-	-
Forestry tower		P	P	P	-	-	-	P	P	SE	-
Fraternity house		-	-	-	-	-	-	-	-		P
Freight and cargo handling establishments (4-408(c)(17))	Note (14), and (22)	-	-	-	-	-	-	-	-	-	-
Funeral home or mortuary:											
No cremation		P	P	P	-	-	P	P	P	SE	-
With cremation		-	-	-	-	-	-	P	P	SE	-
Gasoline dispensing system, special	Note (14), (22)	-	-	-	-	-	-	-	-	-	-

Government maintenance facility		P	P	P	-	-	-	P	P	SE	-
Hardware store	Note (4)	P	P	P	P	P	P	P	-	-	-
Health care facility (4-408(c)(19)):											
Group I		<u>P</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	<u>P</u>	P (13)	SE <u>P</u> (13)	-
Group II		-	-	-	-	-	-	-	P (13)	SE (13)	-
Group III		P	P	P	-	P	P	P	P (13)	SE (13)	-
Group IV		P	P	P	-	P	P	P	P (13)	SE (13)	-
<u>Group V</u>		=	=	=	=	=	=	=	<u>P (13)</u>	<u>SE (13)</u>	=
<u>Group VI</u>							<u>P</u>	<u>P</u>			
Heliport or helistop		See Aircraft facilities, private.									
Hobby, toy, game shops (4-408(c)(20))	Note (4)	P	P	P	-	P	P	P	-	-	-
Home care facility		P	P	P	SE	SE	-	-	SE	SE	P
Home occupation:											
No outside help	4-1495 et seq.	P	P	P	P	P	-	-	P	P	P

With outside help	4-1495 et seq.	AA	AA	AA	AA	AA	-	-	AA	AA	AA
Hotel/motel:	4-1528 et seq.	-	P	P	-	-	-	-	-	SE	P
Household and office furnishings (4-408(c)(21)):	Note (4)										
Group I		P	P	P	-	-	P	P	-	-	-
Group II		P	P	P	-	-	P	P	-	-	-
Group III		-	-	-	-	-	-	P	-	-	-
Laundry or dry cleaning (4-408(c)(2322)):											
Group I		P	P	P	-	P	P	P	-	-	P
Group II		-	-	P	-	-	-	-	-	-	-
Lawn and garden supply store	4-1792 Note (4)	P	P	P	-	-	P	P	-	-	-
Library		P	P	P	-	P	P	P	-	-	P
Manufacturing of:	Note (14)										
Apparel products (4-408(c)(1))	Note (22)	-	-	P	-	-	-	-	-	-	-
Dairy products (SIC 202 only excluding fluid milk)	Note (22)	-	-	P	-	-	-	-	-	-	-
Electrical machinery	Note (22)	-	-	P	-	-	-	-	-	-	-

and equipment (4-408(c)(11))												
Fabricated metal products (4-408(c)(14)), Group III	Note (22)	-	-	P	-	-	-	-	-	-	-	-
Food and kindred products (4-408(c)(15)), Group III	Note (22)	-	-	P	-	-	-	-	-	-	-	-
Leather products (4-408(c)(2423)), Group II	Note (22)	-	-	P	-	-	-	-	-	-	-	-
Lumber and wood products (4-408(c)(2524)), Group I & II	Note (22)	-	-	P	-	-	-	-	-	-	-	-
Measuring, analyzing and controlling instruments (4-408(c)(2726))	Note (22)	-	-	P	-	-	-	-	-	-	-	-
Novelties, jewelry, toys and signs (4-408(c)(2827)), all groups	Note (22)	-	-	P	-	-	-	-	-	-	-	-
Rubber, and plastics, and fiberglass products (4-	Note (22)	-	-	P	-	-	-	-	-	-	-	-

408(c)(4341)), Group II											
Marina	4-1587	EO	EO	EO	-	-	-	EO	-	-	EO
Marina, ancillary uses		EO	EO	EO	-	-	-	EO	-	-	EO
Mass transit depot or maintenance facility (government- operated)	Note (2), (22)	P	P	P	-	-	-	P	P	SE	-
Medical office	P	P	P	-	P	P	P	P	P	P	
Mobile home dealers	Note (2), (22)	-	-	P	-	-	-	SE	-	-	-
Model:											
Home	4-1662 et seq.	P	P	P	-	-	-	-	-	-	SE
Unit	4-1662 et seq. Note (2)	P	P	P	-	-	-	-	-	-	SE
Display center	4-1662 et seq. Note (2)	-	P	P	-	-	P	P	-	-	SE
Multi-slip docking facility		-	P	P	-	-	-	-	-	-	P
Night clubs	4-951 et seq. 4- 1020 et seq. Note (2), (22)	-	AA/S E	AA/ SE	-	-	AA/S E	AA/S E	-	-	AA/S E
Non-store retailers (4-	Note (2)	P	P	P	-	-	P	-	-	-	-

408(c)(2928)), all groups											
Package store	4-1020 et seq. Note (4)	P	P	P	P	P	P	P	-	-	P
Paint, glass and wallpaper	Note (4)	P	P	P	-	-	P	P	-	-	-
Parks (4- 408(c)(3130)) Groups I		P	P	P	-	-	P	P	-	-	P
Group II		SE	SE	P	-	-	-	P	-	-	P
<u>Group III</u>		<u>SE</u>	<u>SE</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>P</u>
Parking lot:											
Accessory		P	P	P	P	P	P	P	P	P	P
Commercial		-	SE	SE	-	-	SE	SE	-	-	-
Garbage, public parking		-	SE	SE	-	-	SE	SE	-	-	-
Temporary	Note (14), 4-2132	P	P	P	P	P	P	P	P	P	P
Personal services (4- 408(c)(3231)):											
Group I		P	P	P	P	P	P	P	-	SE (5)	P
Group II		P	P	P	-	-	P	P	-	-	P
Group III	Note (5)	P	P	P	-	-	P	P	SE	SE (5)	P
Group IV	Note (2)	P	P	P	-	P	P	P	-	-	-

Pet services		P	P	P	-	-	-	P	-	-	-
Pet shop	Note (4)	P	P	P	-	P	P	P	-	-	-
Pharmacy	Note (4)	P	P	P	P	P	P	P	-	-	-
Place of worship	4-1762	P	P	P	P	P	P	P	P	P	P
Plant nursery	4-1792	P	P	P	-	-	-	P	-	-	-
Police or sheriff's station		P	P	P	-	-	-	P	P	SE	-
Post office		P	P	P	-	-	-	P	P	SE	-
Printing and publishing (4-408(c)(3533))		-	-	P	-	-	-	EO	-	-	-
Processing and warehousing	Note (14), (22)	-	-	P	-	-	-	-	-	-	-
Racetracks (4-408(c)(3634)): Group I and II	CPD only	-	-	-	-	-	-	-	-	-	-
Recreation facilities											
Commercial (4-408(c)(3735)):											
Group I		P	P	P	-	-	P	P	-	-	P
Group III	Note (20 and 22)	-	P/SE	P/S E	-	-	-	-	-	-	P/SE
Group IV	Note (20)	-	-	-	-	-	P/SE	P/SE	-	-	P/SE

Personal		P	P	P	P	P	-	-	-	-	-
Private											
On-site		P	P	P	-	-	P	-	-	-	P
Off-site		SE	P	P	-	-	-	-	-	-	P
Recycling facility	Note (14), (22)	-	-	SE	-	-	-	SE	-	-	-
Religious facilities	4-1762 et seq.	-	-	P	-	P	P	P	P	SE	SE
Rental or leasing establishments											
Group I	4-1099, 4-2069 et seq. Note (22)	P	P	P	-	P	P	P	-	-	P
Group II	4-1099, 4-2069 et seq.	P	P	P	-	P	P	P	-	-	P
Group III	4-1099, 4-2069 et seq. Note (2), (22)	-	P	P	-	-	P	P	-	-	P(17)
Group IV	4-1099, 4-2069 et seq. Note (2), (22)	-	-	-	-	-	-	-	-	-	-
Repair shops (4-408(c) (3937)):											
Group I		P	P	P	P	P	P	P	-	-	P
Group II		P	P	P	-	-	P	P	-	-	-

Group III	Note (2), (22)	-	-	P	-	-	-	P	-	-	-
Group IV	Note (2), (22)	-	-	P	-	-	-	P	-	-	-
Group V	Note (2), (22)	-	-	-	-	-	-	-	-	-	-
Research and development laboratories (4-408(c) (4038)):											
Group II		-	-	P	-	-	P	-	P	SE	-
Group IV		-	-	P	-	-	-	-	-	-	-
Residential accessory uses (4-408(c) (4139))		P	P	P	P	P	-	P	P	P	P
Restaurant, fast food	Note (2), (22)	-	P	P	-	-	P	P	-	-	P
Restaurants (4-408(c) (4240)):											
Group I		P	P	P	-	P	P	P	-	SE (5)	P
Group II		P	P	P	-	P	P	P	SE	SE (5)	P
Group III		P	P	P	-	P	P	P	-	SE (5)	P
Group IV		-	P	P	-	-	P	P	-	SE (5)	P
Roadside stand	4-1432	TP	TP	TP	TP	TP	TP	TP	TP	TP	TP
Roominghouse		-	-	-	-	-	-	-	-	SE	P

Schools, commercial (4-408(c) (4442))	4-1970	P	P	P	-	-	P	P	P	SE	-
Self-service fuel pumps	Note (18)	SE	SE	SE	-	SE	P	P	-	-	SE
Signs in accordance with chapter 6		P	P	P	P	P	P	P	P	P	P
Social services (4-408(c) (4543)):											
Group I		P	P	P	-	-	P	-	P	-	-
Group II		-	-	-	-	-	-	-	-	-	-
Group III		-	-	-	-	-	-	-	-	-	-
Group IV		-	-	-	-	-	-	-	-	-	-
Group V		-	-	-	-	-	-	-	-	-	-
Specialty retail shops store (4-408 (c)(4644)):	Note (4)										
Group I		P	P	P	P	P	P	P	SE	SE (5)	P
Group II		P	P	P	-	P	P	P	-	SE (5)	P
Group III	Note (2), (22)	P	P	P	-	-	P	P	-	-	-
Group IV	Note (2), (22)	P	P	P	-	-	P	P	-	-	-
Stable, commercial	4-1045 et seq.	-	-	-	-	-	-	-	-	-	-

Storage:											
Indoor only	4-2069 et seq.	P	P	P	P	P	P	P	P	P	P
Storage, open	4-2069 et seq. Note (2), (22)	-	P	P	-	-	P	P	-	-	-
Studios (4-408(c)(4846))		P	P	P	-	-	P	EO	-	SE	P
Supermarket	Note (4)	P	P	P	-	P	P	P	-	-	P
Temporary uses	4-2124 et seq.	P	P	P	-	P	P	P	P	-	P
Theater:											
Indoor	4-2037 et seq. Note (2), (22)	-	EO	EO	-	-	P	P	-	-	P
Drive-in	CPD or MPD only 2-2037 et seq. Note (2), (22)	-	-	EO	-	-	-	-	-	-	-
Timeshare units		EO	SE	SE	-	-	-	-	-	-	P
Transportation services (4-408(c)(5250)):											
Group I	Note (2), (22)	-	-	P	-	-	-	-	-	-	-
Group II	Note (2), (22)	-	-	P	-	-	P	P	-	-	-
Group III	Note (2), (22)	-	-	P	-	-	P-	P	-	-	-

Group IV	Note (2), (22)	-	-	P	-	-	-	<u>P</u> -	-	-	-
<u>Group V</u>	<u>Note (2),</u> <u>(22)</u>	=	=	<u>P</u>	=	=	=	=	=	=	=
Truck stop	Note (14), (22)	-	-	-	-	-	-	P	-	-	-
Trucking terminal, motor, rail, air, including warehousing of goods awaiting shipment, parking, and storage of rolling stock	Note (14), (22)	-	-	-	-	-	-	-	-	-	-
Used merchandise stores (4-408(c)(5351)):	Note (4)										
Group I		-	P	P	-	P	P	P	-	-	-
Group I, limited to indoor display only		P	-	-	-	-	-	-	-	-	-
Group II		-	P	P	-	-	P	P	-	-	-
Group III	Note (22)	-	P	P	-	-	P	P	-	-	-
Group IV	Note (22)	-	-	P	-	-	-	P	-	-	-
Group V	Note (14)	-	P	P	-	P	P	P	-	-	-
Variety store	Note (2)	P	P	P	-	P	P	-	-	-	-
Vehicle & equipment											

dealers (4-408(c)(5452)):											
Group I	4-1099 Note (2), (22)	-	P	P	-	-	-	P	-	-	-
Group II	4-1099 Note (2), (22)	-	P	P	-	-	P	P	-	-	-
Group III	4-1099 Note (2), (22)	-	P	P	-	-	-	P	-	-	-
Group IV	4-1099 Note (2), (22)	-	P	P	-	-	-	P	-	-	-
Group V	4-1099 Note (2), (22)	-	-	-	-	-	-	P	-	-	-
Warehouse:											
Mini-warehouse	Note (2), (22)	-	-	P	-	SE	SE	SE	-	-	-
Private	Note (2), (22)	-	-	P	-	-	-	-	-	-	-
Public	Note (2), (22)	-	-	P	-	-	-	-	-	-	-
Wholesale establishments (4-408(c)(5553)):											
Group I	Note (2), (22)	-	-	-	-	-	-	-	-	-	-
Group II	Note (2), (22)	-	-	-	-	-	-	-	-	-	-

Group III	Note (2), (22)	-	P (15)	P	-	-	P (15)	P (15)	P (15)	P (15)	P (15)
Group IV	Note (2), (22)	-	P (15)	P (15)	-	-	P (15)	P (15)	-	-	-

Notes:

- (1) Permitted only when accessory to a lawfully permitted single-family dwelling unit.
- (2) If located within the U.S. 41 Overlay District, special exception approval required. See section 4-891.
- (3) Permitted only if completely enclosed within a building.
- (4) Establishments exceeding 40,000 square feet require PD zoning. See section 4-1560 et seq.
- (5) Limited to 500 square feet when in conjunction with one dwelling unit on the same premises.
- (6) Use only permitted when clearly incidental to a hotel or motel.
- (7) The following uses may be permissible seaward of the water body setback line only by special exception boat rentals (inflatables, sailboats, jet skis, windsurfers and the like), food-stands, rental of cabanas and beach furniture, outdoor amusements, including boat balloonist, and seaplane rides, water ski tows, parasail tows and similar activities, fishing and sightseeing piers and towers.
- (8) Bail bonding, blood banks, blood donor stations and caterers permitted only by special exception.
- (9) Excluding fast food restaurants for which drive-through facilities are permitted by right.
- (10) The total square footage of the residential uses shall not exceed the total square footage of all existing and proposed commercial uses on the subject property, and the total number of residential units shall not exceed the number of units permitted by the Bonita Plan, whichever is less.
- (11) Not permitted within 500 feet of the nearest residence.
- (12) Excluding supermarkets.
- (13) New facilities of 50 or more beds, or the expansion of an existing facility that will bring the number of beds to 50 or more, requires PD zoning. See section 4-272 and Table 4-740.
- (14) Use is prohibited within U.S. 41 Overlay District. See section 4-891.
- (15) Limited to those commodities and products which are permitted to be sold at retail, provided that parking meets the requirements for retail sales.
- (16) Automatic teller machines may only be approved by special exception.
- (17) Limited to rental of passenger cars, vans, and pickup trucks less than three-quarter ton capacity. Maintenance activities limited to washing, waxing, vacuuming and minor repairs but excluding activities classified as Automotive repair and service Groups I and II. See section 4-408(c)(2).
- (18) Two pumps are permissible as an accessory use to businesses (other than a convenience food and beverage store which is listed separately) to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.
- (19) Limited to eight pumps unless a greater number is approved as part of a special exception or as specifically approved in the master concept plan. An existing business with more than eight lawfully permitted pumps as of January 31, 1998, will not be considered nonconforming. Existing

pumps may be modernized, replaced, or relocated on the same premises but additional new pumps will not be permitted.

- (20) Facilities proposed for ten or more acres or the expansion of an existing facility that will bring the number of acres to ten or more acres must request and be approved as a special exception.
- (21) For purposes of this use only, grade is the average elevation of the street or streets abutting the property. Average elevation of the street is measured along the centerline of the streets, at the points of intersection of the streets with the lot lines (as extended) and the midpoint of the lot frontage.
- (22) If located within the Bonita Beach Road Corridor, this use permitted only by Planned Development (PD) zoning on parcels larger than one acre. On parcels one acre or less in area, special exception approval is required.

Sec. 4-685. - Use regulations table.

Use regulations for marine-oriented districts are as follows:

TABLE 4-685. USE REGULATIONS FOR MARINE ORIENTED DISTRICTS

	Special Notes or Regulations	CM
Administrative offices		P
Amateur radio antennas and satellite earth stations when accessory to an existing principal use	4-927	Refer to 4-927 for regulations
Bait and tackle shop		P
Bar or cocktail lounge	4-1020 et seq. Note (9)	AA/SE
Boat parts store		P
Boat ramps		P
Boat rental		P
Boat repair and service	4-1099, 4-2069 et seq. Note (1)	P
Boat storage:		

Dry: Not exceeding 18 feet above grade	Notes (8) and (9)	P
Dry: Exceeding 18 feet above grade	Notes (8) and (9)	SE
Boatyard	Note (9)	-
Clubs, private	Note (2)	P
Communication facility, wireless	4-1215 et seq.	
Consumption on premises	4-1020 et seq.	AA/SE
Docking or mooring facilities	4-1588	P
Entrance gates and gatehouse	4-1841 et seq.	P
Essential services	4-1362 et seq.	P
Essential service facilities (4-408 (c)(13)):		
Group I	4-1362 et seq.	P
Group II	4-1362 et seq.	SE
Excavation:		
Water retention	4-1380	P
Oil or gas		SE
Fire station		-
Fish market, enclosed		-
Freight and cargo handling establishments (4-408(c)(17))	Note (9)	-
Gift and souvenir shop		P
Heliport for emergency medical services		-
Hotel/motel	4-1528 et seq.	SE

Laundromat		P
Marina	4-1587	P
Parks (4-408(c)(3430)), Groups I, AND II, and III		P
Parking lot:		
Accessory		P
Temporary	4-1734 Note (5)	P
Place of worship	4-1762 et seq.	P
Recreational facilities:		
Commercial (4-408(c)(3735))		-
Personal		P
Private—on-site		P
Private—off-site		-
Rental establishments, Group I (4-408(c)(3836))	Note (9)	P
Residential uses	Note (6)	P (6)
Residential accessory uses (4-408(c)(4139))	Note (7)	P (7)
Restaurant (4-408(c)(4240)):		
Group I		P
Group II		P
Group III		P
Sale of fuel and lubricants		P

Sanitary facilities (restrooms and showers for transient persons; pump-out facilities for onboard sanitation; wastewater holding pretreatment or treatment)		P
School, commercial (4-408(c)(4442))	4-1970 Note (4)	P
Signs in accordance with chapter 6		P
Storage:		
Indoor only	4-2069 et seq.	P
Open	4-2069 et seq. Note (9)	P
Temporary uses	4-2124 et seq.	P
Transportation services (4-408(c)(5250)), Group I <u>and</u> II	Note (9)	P
Vehicle and equipment dealers (4-408(c)(5452)), Group III	4-1099 Note (9)	P

Notes:

- (1) Minor boat repair only.
- (2) Limited to yacht or sailing clubs, youth-oriented boating clubs, and U.S. Coast Guard power squadrons.
- (4) Limited to marine-oriented schools.
- (6) Limited to caretaker's residence only.
- (7) In conjunction with approved caretaker's residence only (see note (6)).
- (8) For purposes of this use only, grade is the average elevation of the street or streets abutting the property. Average elevation of the street is measured along the centerline of the streets, at the points of intersection of the streets with the lot lines (as extended) and the midpoint of the lot frontage.
- (9) If located within the Bonita Beach Road Corridor, this use permitted only by Planned Development (PD) zoning on parcels larger than one acre in area. On parcels one acre or less in area, special exception approval is required.

Sec. 4-718. - Use regulations table.

Use regulations for industrial districts are as follows:

TABLE 4-718. USE REGULATIONS FOR INDUSTRIAL DISTRICTS

	Special Notes or Regulations	IL	IG
Administrative offices		P	P
Agricultural services: office/base operations	Note (9)	-	-
Aircraft landing facility, private:			
Lawfully existing:			
Expansion of aircraft landing strip or helistop or heliport landing pad	4-982 et seq.	SE	SE
New accessory buildings	4-982 et seq.	P	P
New:			
Aircraft landing strip or heliport, ancillary hangers, sheds and equipment	4-982 et seq.	SE	SE
Helistop	4-982 et seq.	SE	SE
Amateur radio antennas and satellite earth stations when accessory to a principal use	4-927	Refer to 4-927 et seq. for regulations	
Animals:			
Animal clinic	4-1071 et seq.	P	P
Animal kennel, when completely enclosed within a building	4-1071 et seq.	P	P
Control center (including Humane Society)	4-1071 et seq.	P	P
ATM (automatic teller machine)		P	P
Automobile repair and service (4-408(c)(2)):			

Group I	4-1098 Notes (12) and (13)	P	P
Group II	4-1098 Notes (12) and (13)	P	P
Bar or cocktail lounge	4-1020 et seq. Note (12)	SE	SE
Blacksmith shop	Note (9)	P	P
Boat ramps		EO/SE	EO/SE
Broadcast studio, commercial radio and television	4-1215 et seq.	P	P
Building materials sales (4-408(c)(4))	4-2069 et seq. Notes (12) and (13)	P	P
Business services (4-408(c)(5)):			
Group I		P	-
Group II		P	P
Bus station/depot	4-1153 et seq. Notes (12) and (13)	P	P
Caretaker's residence		SE	SE
Caterers		P	P
Cleaning and maintenance services (4-408(c)(7))		P	P
Cold storage warehouse and processing plant (including pre-cooling)	Notes (12) and (14)	P	P
Communication facility, wireless	4-1215 et seq.	Refer to 4-1215 et seq. for regulations	
Computer and data processing services		P	P
Consumption on premises	4-1020 et seq.	AA/SE	AA/SE

Contractors and builders (4-408(c)(9)):			
Group I		P (1)	P
Group II		P (1)	P
Group III	4-1099, 4-2069 et seq. Notes (12) and (13)	P (1)	P
Day care center, child	Note (10)	SE	-
Dumps, refuse and trash	IPD only, 4-1551 et seq., Note (9)	-	-
Emergency medical service (ambulance station)		P	P
Emergency operations center		P	P
Entrance gates and gatehouses	4-1464 et seq.	P	P
Essential services	4-1362 et seq.	P	P
Essential service facilities (4-408(c)(13)):			
Group I	4-1362 et seq.	P	P
Group II	4-1362 et seq.	SE	SE
Group III	4-1362 et seq. CFPD, IPD or MPD only	EO	-
Excavation:			
Mining	4-1400 et seq.	-	-
Water retention	4-1380	P	P
Oil or gas		SE	SE
Farm equipment, sales, storage, rental or service	4-1099, 4-2069 et seq. Notes (12) and (13)	-	-

Farm machinery and tractor repair	Note (12)	-	-
Fire station	Note (2)	P	P
Flea market, open	Notes (12) and (13)	SE	-
Freight and cargo handling establishments (4-408(c)(17))	4-2069 et seq., Notes (9), (12) and (14)	SE	P
Gasoline dispensing system, special	Notes (12) and (14)	P	P
Government maintenance facility	Note (2)	P	P
Hatcheries, poultry	Notes (9) and (12)	-	-
Health care facility, Group III IV (4-408(c)(19))	Note (4)	SE	SE
Health club or spa		P	P
Heliport or helistop	4-982(b)	See Aircraft landing facilities, private	
Junkyard or salvage yard	IPD only, 4-1551 et seq., Note (9)	-	-
Landfills, sanitary	IPD only, 4-1551 et seq., Note (9)	-	-
Laundry or dry cleaning (4-408(c)(2322)), Group II		P	P
Machine shop		P	P
Manufacturing, repair or wholesale sales of:	Note (14)		
Apparel (4-408(c)(1))	Notes (9) and (12)	P	P
Boats	Notes (9) and (12)	SE	P

Chemicals and allied products (4-408(c)(6)):	<u>IPD only, Notes (9) and (12)</u>	<u>EO</u>	<u>EO</u>
Group I	<u>IPD only, Notes (9) and (12)</u>	<u>EO</u>	<u>EO</u>
Group II:			
Cosmetics, perfumes, etc.	Notes (9) and (12)	P (5)	P (5)
All other chemicals	IPD only, Notes (9) and (12)	-	EO
Electrical machinery and equipment (4-408(c)(11))	Notes (9) and (12)	P	P
Fabricated metal products (4-408(c)(14)):			
Group I	IPD only, Notes (9) and (12)		
Group II	Notes (9) and (12)	SE	P
Group III	Notes (9) and (12)	-	P
Food and kindred products (4-408(c)(15)):			
Group I	Notes (9) and (12)	<u>P</u>	P
Group II	Notes (9) and (12)	SE	P
Group III	Notes (9) and (12)	<u>P</u>	P
Furniture and fixtures (4-408(c)(18))	Notes (9) and (12)	P	P
Leather products (4-408(c)(2423)):			
Group I	Notes (9) and (12)	<u>P</u>	P
Group II	Notes (9) and (12)	<u>P</u>	P
Lumber and wood products (4-408(c)(2524)):			
Group I	Notes (9) and (12)	<u>-P</u>	P

Group II and IV	Notes (9) and (12)	P	P
Group III	Notes (9) and (12)	-	P
Group V	IPD only, Notes (9) and (12)	-	EO
Group VI-III	IPD only, Notes (9) and (12)	-	EO
Machinery (4-408(c)(2625)):			
Group I	Notes (9) and (12)	P (6)	P
Group II	Notes (9) and (12)	P (6)	P
Group III	Notes (9) and (12) IPD only, Note (9)	-	P
Measuring, analyzing and controlling instruments (4-408(c)(2726))	Notes (9) and (12)	P	P
Novelties, jewelry, toys and signs (4-408(c)(2827)), Groups I, <u>and II and III</u>	Notes (9) and (12)	P	P
Paper and allied products (4-408(c)(3029)):			
Group I	IPD only, Notes (9) and (12)	P	P
Group II	<u>IPD only, Notes (9) and (12)</u>	P	P
Group III	Notes (9) and (12)	P (7)	P
Petroleum (4-408(c)(3332))	IPD only, Note (9)	-	-
Primary metal industries (4-408(c)(34))	IPD only, Note (9)	-	-
Rubber, and plastics, and fiberglass products (4-408(c)(4341)):			
Group I	IPD only, Note (9)	-	EO

Group II	Notes (9) and (12)	P	P
Stone, clay, glass or concrete products (4-408(c)(4745)):			
Group I	Notes (9) and (12)	P	P
Group II	Notes (9) and (12)	-	P
Group III	Notes (9) and (12)	P (8)	P
Group IV	IPD only, Note (9)	-	-
Textile mill products (4-408(c)(4947)):	<u>Notes (9) and (12)</u>	<u>P</u>	<u>P</u>
Groups I and II	Notes (9) and (12)	P	P
Group III	IPD only, Note (9)	-	-
Tobacco (4-408(c)(5048))	Notes (9) and (12)	-	P
Transportation equipment 4-408(c)(5149):			
Group II	Notes (9) and (12)	SE	P
Groups I, III and IV	Notes (9) and (12)	-	P
Marina	4-1587	EO	EO
Mass transit depot or maintenance facility (government)	Note (12)	P	P
Message answering service		P	P
Mini-warehouse	Notes (12) and (13)	P	P
Mobile home dealers	4-1099 Notes (12) and (13)	P	P
Motion picture production studios	Notes (9) and (12)	P	P
Night club	4-951 et seq., 4-1020 et seq. Notes (12) and (13)	SE	SE

Nonstore retailers (4-408(c)(2928)), all groups	Note (13)	P	P
Oxygen tent services		P	P
Parcel and express services		P	P
Parking:			
Accessory		P	
Garage, public		-	-
Temporary	4-1734	P	P
Parks (4-408(c)(3230)), Group I	Note (2)	P	P
Personal services (4-408(c)(3231)), Group III		P	P
Photofinishing laboratory	Note (9)	P	P
Place of worship	4-1762 et seq.	P	P
Police or sheriff station	Note (2)	P	P
Post office	Note (2)	P	P
Printing and publishing (4-408(c)(3533))		P	P
Processing and warehousing	Notes (12) and (14)	P	P
Recreational facilities:			
Commercial (4-408(c)(3735)):			
Group I		-	-
Groups III and IV	Note (12) for Group III	P	P
Personal		P	P
Private—On-site		P	P

Private—Off-site		SE	SE
Recycling facility (df)	Notes (12) and (14)	P	P
Religious facilities	Note (2), 4-1762 et seq.	P	P
Rental or leasing establishments (4-408(c)(3836)):			
Group II	4-951 et seq., 4-1099, 4-2069 et seq.	P	P
Group III	4-1099, 4-2069 et seq., Notes (12) and (13)	P	P
Group IV	4-1099, 4-2069 et seq., Notes (9), (12) and (13)	P	
Repair shops (4-408(c)(3937)):			
Groups I and II		P	P
Groups III, IV and V	Notes (9), (12) and (13)	P	P
Research and development laboratories (4-408(c)(4038)):			
Group I	Note (9)	-	-
Groups II and IV		P	P
Group III	IPD only, Note (9)	-	-
Restaurant (4-408(c)(4240)):			
Group I		P	P
Group II	4-1020 et seq.	P	P
Resource recovery facilities:			
Recovery facilities to produce energy	IPD only	-	EO
Recovery facilities, other	4-2069 et seq. Note (12)	SE	SE

Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises		P	P
Roadside stand (defined in section 4-1430)	4-1429 et seq.	TP	TP
Schools, commercial (4-408(c)(4442))		P	P
Schools, noncommercial:			
Lee County School District	4-1970	P	P
Other	4-1970	-	-
Self-service fuel pumps	Note (11)	-	P(11)
Signs in compliance with chapter 6		P	P
Social services (4-408(c)(4543)), Group II	Note (9)	P	P
Storage:			
Indoor	4-2069 et seq.	P	P
Open	4-2069 et seq. Note (12)	P	P
Studios (4-408(c)(4846))		P	P
Transportation services (4-408(c)(5250)), Groups III, IIII and IV	Notes (12) and (13)	P	P
Trucking terminal	4-1099 Notes (12) and (14)	SE	P
Vehicle and equipment dealers (4-408(c)(5452)):			
Group III	4-1099 Notes (12) and (13)	P	-
Group IV	4-1099 Notes (12) and (13)	P	P

Group V	4-1099 Notes (12) and (13)	P	P
Warehouse:			
Mini-warehouse	Notes (12) and (13)	P	P
Private	Notes (12) and (13)	P	P
Public	Notes (12) and (13)	P	P
Wholesale establishment (4-408(c)(5553)):			
Group III	4-2069 et seq. and (12)	P	P
Group IV	4-2069 et seq. and (12)	P	P
Wrecking yard:			
Auto	IPD only 4-1551 et seq., Note (9)	-	-
Other	IPD only, 4-1551 et seq., Note (9)	-	-

Notes:

- (1) Excluding asphalt or concrete batch plants that were not lawfully existing as of February 4, 1978.
- (2) New facilities of ten or more acres or expansion of an existing facility to ten or more acres requires PD zoning. See section 4-272.
- (3) Limited to agricultural products, livestock and equipment.
- (4) Expansion of an existing facility to over 50 beds requires PD zoning unless otherwise approved as part of another planned development. See section 4-272.
- (5) Limited to manufacturing of cosmetics, perfumes and other toilet preparations only.
- (6) Limited to assembly of the finished product from its component parts.
- (7) Limited to SIC code 265 (Paperboard Containers and Boxes) only.
- (8) Limited to small custom-designed concrete products produced in molds, such as decorative architecture or ornamental features commonly associated with residential uses.
- (9) The use is subject to the special setback regulations as set forth in section 4-2014, minimum required setbacks.
- (10) Family day care home exemption. F.S. § 166.0445 exempts family day care homes from needing the special exception. See section 4-195(e)(9).

- (11) Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.
- (12) If located within the Bonita Beach Road Corridor, this use permitted only by Planned Development (PD) zoning on parcels larger than one acre in area. On parcels one acre or less in area, Special Exception approval is required.
- (13) If located within the U.S. 41 Overlay District, special exception approval is required. See section 4-891.
- (14) Use is prohibited if located within the U.S. 41 Overlay District. See section 4-891.

Sec. 4-740. - Use regulations table.

Use regulations for planned development districts are as follows:

TABLE 4-740. USE REGULATIONS FOR PLANNED DEVELOPMENT DISTRICTS

	Special Notes or Regulations	RPD	MHPD	RVPD	CFPD	CPD	IPD	MPD
Accessory uses and structures	Note (1), 4-923 et seq., 4-2012 et seq., 4-1588, 4-1840 et seq.	P	P	P	P	P	P	P
Accessory apartment	Note (2) (21), 4-929	P	-	-	-	-	-	P
Administrative offices	Note (1)	P	P	P	P	P	P	P
Amateur radio antennas and satellite earth stations	4-927	Refer to 4-927 for regulations.						
Agricultural services: office/base operations		-	-	-	-	-	P	P
Agricultural uses and agricultural accessory uses		-	-	-	-	-	P	P
Aircraft food services and catering								P
Aircraft landing facilities, private	4-982 et seq.	P	P	P	P	P	P	P
Amusement park		-	-	-	-	P	-	P

Animals:								
Clinic or kennel	4-1071 et seq.	-	-	-	-	P	P	P
Control center (including Humane Society)		-	-	-	P	P	-	P
Assisted living facility	4-1280 et seq., 4-1182	P (3)	-	-	P	P	-	P
ATM (automatic teller machine)						P	P	P
Auto parts store	Notes (16) and (18)	P (4)	P (4)	-	-	P	-	P
Automobile service stations	Note (18)	P (4)	P (4)	-	-	P	P	P
Auto repair and service (4-408(c)(2)), all groups	4-1098 Note (18)	-	-	-	-	P	P	P
Bait and tackle shop		P (4)	P (4)	-	-	P	P	P
Banks and financial establishments (4-408(c)(3)):								
Group I		P (4)	P (4)	-	-	P	-	P
Group II		-	-	-	-	P	-	P
Bar or cocktail lounge	4-1020 et seq.	-	-	-	-	P	P	P
Bed and Breakfast		P	-	-	-	P	-	P
Boardinghouse		P	-	-	-	P	-	P
Boats:								
Boat parts store	Note (16)	P (4)	P (4)	-	-	P	P	P
Boat ramps and dockage (not marinas)		P	P	P	P	P	P	P
Boat rental		P (4)	P (4)	-	-	P	P	P

Boat repair and service	4-1099, 4-2069 et seq.	-	-	-	-	P	P	P
Boat sales	Note (18)	-	-	-	-	P	-	P
Boat storage, dry	Note (18)	-	-	-	-	P	-	P
Boatyard	Note (5)	-	-	-	-	-	P	P
Broadcast studio, commercial radio and television	4-1215 et seq.	-	-	-	-	P	P	P
Building material sales (4-408(c)(4))	4-2069 et seq. Notes (16) and (18)	-	-	-	-	P	P	P
Business services (4-408(c)(5)):								
Group I		P (4)	P (4)	-	-	P	P	P
Group II		-	-	-	-	P	P	P
Bus station/depot	4-1153 et seq. Note (18)	-	-	-	-	P	P	P
Camping cabins		-	-	P (6)	-	-	-	P
Caretaker's residence		-	-	-	P	P	P	P
Car wash	Note (18)	-	-	-	-	P	-	P
Cemetery, columbarium, mausoleum		-	-	-	P	-	-	P
Cleaning and maintenance services (4-408(c)(7))		-	-	-	-	P	P	P
Clothing stores, general (4-408(c)(8))	Note (16)	-	-	-	-	P	-	P
Clubs:								
Country		P	P	P	-	P	-	P

Commercial		-	-	-	-	P	-	P
Fraternal, membership organization	4-1818	-	-	-	-	P	-	P
Private	4-1818	P	P	P	-	P	-	P
Cold storage, pre-cooling, warehouse and processing plant	Note (26)	-	-	-	-	-	P	P
Commercial fishery		-	-	-	-	P	P	P
Commercial use of beachfront seaward of the coastal construction control line	Note (7), 4-2271	P	P	-	-	P	-	P
Communication facilities, wireless	Note (22) 4-1215 et seq.	Refer to 4-1215 for regulations						
Community Gardens	4-1435	AA	AA	AA	AA	AA	-	AA
Community residential home		P	P	-	-	P	-	P
Computer and data processing services		-	-	-	-	-	P	P
Consumption on premises	4-1020 et seq.	P (4)	P (4)	P (8)	-	P	P (9)	P
Continuing care facilities	4-1414	P	-	-	P	-	-	P
Contractors and builders (4-408(c)(9)), all groups	4-1099, 4-2069 et seq. Note (18)	-	-	-	-	P	P	P
Convenience food and beverage store	Note (18)	P (4), (27)	P (4), (27)	-	-	P	P	P (27)
Correctional facility		-	-	-	P	-	-	P
Cultural facilities (4-408(c)(10))		-	-	-	P	P	-	P
Day care center, child, adult		P (4)	P (4)	P (8)	P	P	P	P

Department store	Note (16)	-	-	-	-	P	-	P
Dormitory		P	-	-	-	P	-	P
Drive-through facility for any permitted use		P (4)	P (4)	-	-	P	P	P
Drugstore, pharmacy	Note (16)	P (4)	P (4)	-	-	P	-	P
Dwelling unit:								
Duplex, single-family		P	-	-	-	-	-	P
Two-family attached		P	-	-	-	-	-	P
Townhouse, multiple-family building		P	-	-	-	P(10)	-	P
Mobile home		-	P	-	-	-	-	P
Zero lot line		P	-	-	-	-	-	P
Entrance gates and gatehouse	4-1841 et seq.	P (3)	P (3)	P	P	P	P	P
Emergency medical service (ambulance station)		P (4)	P (4)	-	P	P	P	P
Emergency operations center		-	-	-	P	P	P	P
Essential services	Note (1), 4-1362 et seq., 4-1841 et seq.	P	P	P	P	P	P	P
Essential service facilities (4-408(c)(13)):								
Group I	Note (1), 4-1362 et seq., 4-1841 et seq., 4-1840 et seq.	P	P	P	P	P	P	P
Group II	Note (1), 4-1362 et seq., 4-1841 et	P	P	P	P	P	P	P

	seq., 4-1840 et seq.							
Group III	Note (1), 4-1362 et seq., 4-1841 et seq., 4-1840 et seq.	-	-	-	P	-	P	P
Excavation:								
Mining	4-1380, 4-1400 et seq.	<u>PEO</u>	<u>PEO</u>	<u>PEO</u>	<u>PEO</u>	<u>PEO</u>	<u>PEO</u>	<u>PEO</u>
Water retention	4-1380	P	P	P	P	P	P	P
Oil or gas	4-1380	P (4)	P (4)	P	P	P	P	P
Factory outlets (point of manufacture only)	Note (16)	-	-	-	-	P	P	P
Farm equipment, sales, storage, rental or service	Note (18)	-	-	-	-	P	P	P
Farm labor housing		P	P	-	-	-	-	P
Feed or fertilizer, mixing and sales	Note (26)	-	-	-	-	P	-	P
Fences, walls	Note (1), 4-1841 et seq.	P	P	P	P	P	P	P
Fire station		P (3)	P (3)	-	P	P	P	P
Fish house, wholesale	Note (26)	-	-	-	-	P (11)	-	P
Fishing piers		P (3)	P (3)	-	-	-	-	P
Flea market:								
Open	Note (18)	-	-	-	-	P	P	P
Indoor	Note (18)	-	-	-	-	P	-	P

Food and beverage service, limited	Note (1)	P (4)	P (4)	-	-	P	-	P
Food stores (4-408(c)(16)):	Note (16)							
Group I		P (4)	P (4)	P	-	P	P (9)	P
Group II		P (4)	P (4)	-	-	P	P (9)	P
Forestry tower		-	-	-	P	P	-	P
Fraternity house		P	-	-	-	P	-	P
Freight and cargo handling establishments (4-408(c)(17))	Note (26)	-	-	-	-	P	P	P
Funeral home and mortuary (with or without a crematory)		-	-	-	P (19)	P	-	P
Gasoline dispensing system, special	Note (26)	-	-	-	-	P	P	P
Gift and souvenir shop	Note (16)	-	-	-	-	P	-	P
Golf course		P	P	P	-	P	-	P
Golf driving range		P	P	-	-	P	-	P
Government maintenance facility		-	-	-	P	P	P	P
Hardware store	Note (16)	P (4)	P (4)	-	-	P	-	P
Hatcheries, poultry		-	-	-	-	-	P	P
Health care facilities (4-408(c)(19)):								
Group I		P		-	P	P		P
Group II		P	-	-	P	P	-	P
Group III		P (4)	P (4)	-	P	P	P	P

Group IV		<u>P (4)</u>	<u>P (4)</u>	-	P	P	-	P
<u>Group V</u>		=	=	=	<u>P</u>	<u>P</u>	=	<u>P</u>
<u>Group VI</u>		-	-	-	<u>P</u>	<u>P</u>	-	<u>P</u>
Heliport or helistop		P	P	-	P	P	P	P
Hobby, toy and game shops (4-408(c)(20))	Note (16)	P (4)	P (4)	-	-	P	-	P
Home care facility	Note (1)	P	P	-	-	P	-	P
Home occupation	Note (1), 4-1495 et seq.	P	P	-	-	P	-	P
Hospice		-	-	-	P	P	-	P
Hotel/motel	4-1528 et seq.	-	-	-	-	P	P (13)	P
Household and office furnishings (4-408(c)(21)), all groups	(Note (16))	-	-	-	-	P	-	P
Housing units for employees only		-	-	-	P	-	-	P
Insurance companies (4-408(c)(22))		-	-	-	-	P	-	P
Laundry or dry cleaning (4-408(c)(2422)):								
Group I		P (4)	P (4)	P	-	P	-	P
Group II		-	-	-	-	-	P	P
Lawn and garden supply stores	4-1792, Note (16)	-	-	-	-	P	-	P
Library		-	-	-	P	P	-	P
Manufacturing of:	Note (26)							
Apparel products (4-408(c)(1))	Note (5)	-	-	-	-	P	P	P

Boats	Note (5)	-	-	-	-	-	P	P
Chemical and allied products (4-408(c)(6))	<u>Note (5)</u>						<u>P</u>	<u>P</u>
Group I	Note (5)	-	-	-	-	-	P	-
Group II	Note (5)	-	-	-	-	-	P	P
Electrical machinery and equipment (4-408(c)(11))	Note (5)	-	-	-	-	P	P	P
Fabricated metal products (4-408(c)(14)):								
Group I	Note (5)	-	-	-	-	-	P	-
Group II	Note (5)	-	-	-	-	-	P	P
Group III	Note (5)	-	-	-	-	P	P	P
Food and kindred products (4-408(c)(15)):								
Group I	Note (5)	-	-	-	-	<u>-P</u>	P	P
Group II	Note (5)	-	-	-	-	-	P	P
Group III	Note (5)	-	-	-	-	P	P	P
Furniture and fixtures (4-408(c)(18))	Note (5)	-	-	-	-	-	P	P
Leather products (4-408(c)(2423)):								
Group I	Note (5)	-	-	-	-	<u>P</u>	P	<u>P</u>
Group II	Note (5)	-	-	-	-	P	P	P
Lumber and wood products(4-408(c)(2524)):								
Groups I, III, IV, V and VI and II	Note (5)	-	-	-	-	<u>P</u>	P	<u>P</u>

Group-II III	Note (5)	-	-	-	-	P	P	P
Machinery (4-408(c)(2625)), all groups	Note (5)	-	-	-	-	-	P	-
Measuring, analyzing and controlling instruments (4-408(c)(2726))	Note (5)	-	-	-	-	P	P	P
Novelties, jewelry, toys and signs (4-408(c)(2827)), all groups	Note (5)	-	-	-	-	P	P	P
Paper and allied products (4-408(c)(3129))								
Group I	Note (5)	-	-	-	-	P	P	P
Group II	Note (5)	-	-	-	-	-	P	P
Group III	Note (5)	-	-	-	-	-	P	P
Petroleum (4-408(c)(3332))	Note (5)	-	-	-	-	-	P	-
Primary metal industries (4-408(c)(34))	Note (5)	-	-	-	-	-	P	-
Rubber, and plastic, and fiberglass products (4-408(c)(4341)):								
Group I	Note (5)	-	-	-	-	-	P	-
Group II	Note (5)	-	-	-	-	P	P	P
Stone, clay, glass and concrete products (4-408(c)(4745))		-	-	-	-	-	-	-
Group I	Note (5)	-	-	-	-	-	P	P
Group II	Note (5)	-	-	-	-	-	P	-
Group III	Note (5)	-	-	-	-	-	P	-

Group IV	Note (5)	-	-	-	-	-	P	-
Textile mill products (4-408(c)(4947)), all groups	Note (5)	-	-	-	-	-	P	-
Tobacco products (4-408(c)(5048))	Note (5)	-	-	-	-	-	P	P
Transportation equipment (4-408(c)(5149)):								
Group I	Note (5)	-	-	-	-	-	P	P
Groups II, III and IV	Note (5)	-	-	-	-	-	P	P
Marina	4-1587	P	P	-	-	P	P	P
Medical office		P (4)	P (4)	-	-	P	P	P
Mini-warehouse	Note (18)	-	-	-	-	P	P	P
Mobile home dealers	4-1099 Note (18)	-	-	-	-	P	P	P
Models:								
Display center	Note (18)	P	P	P	-	P	-	P
Model home	4-1662 et seq.	AA	AA	AA	-	AA	-	AA
Model unit	4-1662 et seq. Note (18)	AA	AA	AA	-	AA	-	AA
Motion picture production studio		-	-	-	-	P	P	P
Multislip docking facility		-	-	-	-	P	-	P
Night clubs	4-1020 et seq. Note (18)	-	-	-	-	P	P	P
Nonstore retailers (4-408(c)(2928)), all groups	Note (18)	-	-	-	-	P	P	P
Parcel and express services		-	-	-	-	-	P	P

Package store	4-1020 et seq., Note (16)	P (4)	P (4)	-	-	P	-	P
Paint, glass and wallpaper	Note (16)	-	-	-	-	P	-	P
Parks (4-408(c)(3130))								
Groups I		P	P	P	P	P	P	P
Group II		-	-	-	P	-	-	P
<u>Group III</u>		=	=	=	<u>P</u>	=	=	<u>P</u>
Park trailers		-	-	P (6)	-	-	-	P
Parking lot:								
Accessory	Note (16)	P	P	P	P	P	P	P
Commercial		-	-	-	-	P	-	P
Garage, public parking		-	-	-	-	P	P	P
Temporary	4-1734	-	-	-	P	P	P	P
Personal services (4- 408(c)(3231)):								
Group I	4-2095	P (4)	P (4)	P (8)	-	P	P	P
Group II		-	-	-	-	P	-	P
Group III		-	-	-	-	P	P	P
Group IV	Note (18)	p (4)	P (4)	-	-	P	-	P
Pet services		-	-	-	-	P	-	P
Pet shop	Note (16)	P (4)	P (4)	-	-	P	-	P
Pharmacy	Note (16)	P (4)	P (4)	-	-	P	-	P
Photofinishing laboratory	Note (5)	-	-	-	-	-	P	P

Place of worship	4-1762 et seq.	P	P	P	P	P	P	P
Plant nursery	4-1792	-	-	-	-	P	-	P
Police or sheriff's station		-	-	-	P	P	P	P
Post office		-	-	-	P	P	P	P
Printing and publishing (4-408(c)(3533))	Note (5)	-	-	-	-	P	P	P
Prison		-	-	-	P	-	-	-
Processing or packaging of agricultural or fish products	Note (5)	-	-	-	-	-	P	P
Processing and warehousing	Note (26)	-	-	-	-	P	P	P
Racetracks (4-408(c)(3634)):								
Group I		-	-	-	-	P	-	-
Group II		-	-	-	-	P	-	-
Real estate sales office	Note (23), 4-1662 et seq., 4-2095	P	P	P	-	P	-	P
Recreational facilities:								
Commercial (4-408(c)(3735))								
Groups I, III and IV		-	-	-	-	P	-	P
Group V		-	-	-	P	P	-	P
Personal	Note (1)	P	P	P	P	P	P	P
Private—On-site	Note (1)	P	P	P	P	P	P	P
Private—Off-site	Note (3)	P	P	P	P	P	P	P
Recreational vehicles		-	P (20)	P (14)	-	-	-	P

Recycling facility	Note (26)	-	-	-	P	P	P	P
Religious facilities	4-1762 et seq.	P (3)	P (3)	-	P	P	P	P
Rental or leasing establishment (4-408(c)(3836)):								
Group I	4-1099, 4-2069 et seq.	P (4)	P (4)	P (8)	-	P	-	P
Group II	4-951 et seq., 40- 1099, 4-2069 et seq.	P (4)	P (4)	-	-	P	P	P
Group III	4-1099, 4-2069 et seq. Note (18)	-	-	-	-	P	P	P
Group IV	4-1099, 4-2079 et seq. Note (18)	-	-	-	-	P	P	P
Repair shops (4-408(c)(3937)):								
Group I		P (4)	P (4)	-	-	P	P	P
Group II		-	-	-	-	P	P	P
Group III	Note (18)	-	-	-	-	P	P	P
Group IV	Note (18)	-	-	-	-	P	P	P
Group V	Note (18)	-	-	-	-	P	P	P
Research and development laboratories (4-408(c)(4038)):								
Group I		-	-	-	-	-	-	P
Group II		-	-	-	-	P	P	P
Group III		-	-	-	-	-	P	P
Group IV		-	-	-	-	P	P	P

Residential accessory uses (4-408(c)(4439))	Note (1), 4-923 et seq.	P	P	-	-	P	-	P
Restaurant, fast food	Note (18)	-	-	-	-	P	-	P
Restaurants (4-408(c)(4240)):								
Groups I and III		P (4)	P (4)	-	-	P	P	P
Group II	P (4)	P (4)	-	P(1)	P	P	P	
Group IV		-	-	-	-	P	P	P
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises	-	-	-	-	P	P	P	
Roominghouse		P	-	-	-	P	-	P
Salvage and disposal of materials, including auto junkyards, refuse disposal and processing plants, incinerators, landfills and similar uses		-	-	-	-	-	P(5)	-
Sanitary landfill	Note (5)	-	-	-	P	-	P	-
Schools:								
Commercial (4-408(c)(4442))	4-1970	-	-	-	-	P	P	P
Noncommercial	4-1970	P	P	P	P	P	-	P
Self-service fuel pumps	Note (24)	P (4)	P (4)	-	-	P	P	P
Signs in accordance with chapter 6	Note (1)	P	P	P	P	P	P	P
Social services (4-408(c)(4543)):	Note (28), 4-2190 et seq.							
Group I		-	-	-	-	P	-	P

Group II		-	-	-	P	P	P	P
Group III		-	-	-	P	P	-	P
Group IV		-	-	-	P	P	-	P
Group V		P			P	-	-	P
Special retail shops store (4-408(c)(4644)):	Note (16)							
Group I		P (4)	P (4)	-	P (1)	P	-	P
Group II		P (4)	P (4)	-	-	P	-	P
Group III	Note (18)	P (4)	P (4)	-	-	P	-	P
Group IV	Note (18)	P (4)	P (4)	-	-	P	-	P
Stable:								
Boarding	4-1045 et seq.	P	P	P	-	-	-	P
Commercial	4-1045 et seq.	-	-	-	-	P	-	P
Private	4-1045 et seq.	P	P	P	-	-	-	P
Storage:								
Indoor only	Note (1), 4-2069 et seq.	P (4)	P (4)	P	P	P	P	P
Storage, open	Note (5), 4-2069 et seq.	-	-	P (15)	-	P	P	P
Large-scale storage of noxious or hazardous materials (flammable, toxic, explosive, corrosive, etc.), including liquid petroleum, fractions and distillates thereof, and fuel gases	Note (4), 4-2069 et seq.	-	-	-	-	-	P	-

Studios (4-408(c)(4846))		-	-	-	-	P	-	P
Temporary uses	Note (1), 4-2124 et seq.	P	P	-	P	P	-	P
Tents, transient parks only		-	-	P	-	-	-	P
Theater, indoor or outdoor (drive-in)	4-2037 et seq. Note (18)	-	-	-	-	P	-	P
Timeshare units		P	-	-	-	P	-	P
Transportation services (4-408(c)(5250)):								
Group I	Note (18)	-	-	-	-	P	P	P
Group II	Note (18)	-	-	-	-	P	P	P
Group III	Note (18)	-	-	-	-	P	P	P
Group IV	Note (18)	-	-	-	-	P	P	P
<u>Group V</u>	<u>Note (18)</u>	=	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>
Truck stop, trucking terminal	Note (26)	-	-	-	-	P	P	P
Used merchandise stores (4-408(c)(5351)):	Note (16)							
Group I		P (4)	P (4)	-	-	P	-	P
Groups II, III and IV		-	-	-	-	P	-	P
Group V	Note (26)	P (4)	P (4)	-	-	P	-	P
Variety store	Notes (16) and (18)	P (4)	P (4)	-	-	P	-	P
Vehicle and equipment dealers (4-408(c)(5452)):								
Groups I, II and III	4-1099 Note (18)	-	-	-	-	P	P	P

Group IV	4-1099 Note (18)	-	-	P (17)	-	P	P	P
Group V	4-1099 Note (18)	-	-		-	P	P	P
Warehouse:								
Mini-warehouse	Note (18)	-	-	-	-	P	P	P
Private		-	-	-	-	P	P	P
Public		-	-	-	-	P	P	P
Cold storage only		-	-	-	-	-	-	P
Wholesale establishments (4-408(c)(5553)):								
Groups I, III and IV		-	-	-	-	P	P	P
Group II		-	-	-	-	P	P	-
Wrecking yard:								
Auto		-	-	-	-	-	P	-
Other		-	-	-	-	-	P	-

Notes:

- (1) If use or structure is customarily accessory to an approved permitted use it does not need to be shown on the master concept plan.
- (2) Permitted only when accessory to a lawfully permitted single-family dwelling unit.
- (3) If not shown on the master concept plan, but included in the approved list of enumerated uses, this use may be approved administratively, at the director's discretion, or as a planned development amendment after approval of the master concept plan.
- (4) Subject to limitations for commercial uses set forth in section 4-743.
- (5) If the use or activity does not conform to the criteria set-forth in section, 4-744, then it is subject to the setback requirements set forth in sections 4-741(b)(4) and 4-2012 et seq.
- (6) Limited to non-transient parks only.
- (7) Uses anticipated include boat rentals (inflatable's, sailboats, jet skis, windsurfers and the like) food stands, rental of cabanas and beach furniture, outdoor amusements including balloonist, seaplane rides, ski tows and similar activities, fishing and sightseeing piers and towers.

- (8) Permitted as an accessory use when designed and intended primarily for use by people staying at the recreational vehicle development.
- (9) Permitted only when accessory to an airport or other transportation facility, hotel or motel, or an office complex of 50,000 or more square feet.
- (10) Permitted only in conjunction with at least 50,000 square feet or more of commercial or industrial uses.
- (11) Not permitted within 500 feet of nearest residence.
- (12) Serving air transportation or improving intermodal capabilities.
- (13) Permitted only where clearly related to highway interchange, airports, sea or river ports, or wholesale marts.
- (14) Park-trailers permitted in non-transient parks only.
- (15) Limited to recreational vehicles, trailers, boats, and other vehicles and goods belonging to park residents.
- (16) Establishments exceeding 40,000 square feet require PD zoning. See section 4-1560 et seq.
- (17) Limited to recreational vehicles only.
- (18) If located within the U.S. 41 Overlay District, special exception approval is required. See section 4-891.
- (19) Only when clearly subordinate to a cemetery located on the same premises.
- (20) Recreational vehicle sites in mobile home planned developments (MHPD) must be designated on the approved master concept plan. All recreational vehicles approved as part of a MHPD are subject to the regulations in sections 4-577(1), 4-577(2), 4-604, 4-606 and sections 4-608 through 4-612.
- (21) In RPDs, MHPDs, and residential areas of MPDs, a special exception is required.
- (22) Wireless communication facilities must be listed on the approved schedule of uses for the planned development; however, approval of a specific facility must be in accordance with section 4-1215 et seq.
- (23) Real estate sales offices in residential areas are limited to sales of lots, homes or units within the development, except as may be permitted in section 4-1662 et seq. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the certificate of occupancy for the sales office is issued. The director may grant one two-year extension at the same location.
- (24) Two pumps are permissible as an accessory use to businesses to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.
- (25) In the MPD district, use is limited to commercial areas only.
- (26) Use is prohibited if located in the U.S. 41 Overlay District. See section 4-891.
- (27) Limited to eight self-service fuel pumps (df) unless a greater number is specifically approved as part of the planned development and depicted on the master concept plan. An existing business with more than eight lawfully permitted pumps as of January 31, 1998, will not be considered nonconforming. Existing pumps may be modernized, replaced, or relocated on the same premises, but additional new pumps will not be permitted.
- (28) Approved PDs that included social services, groups III—V in the schedule of uses prior to May 1, 2013, are subject to the regulations in article VI, division 38.

Sec. 4-2014. - Minimum required setbacks.

- (a) The following uses must be set back a minimum of 660 feet from any residentially zoned property under separate ownership. The setback applies to all buildings and structures, and all areas used for parking of trucks or equipment, shipping, receiving, or storage.
- (1) Dumps, refuse and trash.
 - (2) Essential service facilities, Group III (section 4-408(c)(13)).
 - (3) Junkyard (df) or salvage yard.
 - (4) Landfills, sanitary.
 - (5) Manufacturing of:
 - a. Chemicals and allied products, ~~Group I~~ (section 4-408(c)(6)). All except drugs, perfumes, toilet articles, etc.).
 - b. ~~Chemicals and allied products, Group II (section 4-408(c)(6) - All except drugs, perfumes, toilet articles, etc.).~~
 - e.b. Fabricated metal products, Group I (section 4-408(c)(14)).
 - d.c. Lumber and wood products, Groups III, V, and VI (section 4-408(c)(25-24)).
 - e.d. Machinery, Group II and III (section 4-408(c)(26 25)).
 - f.e. Paper and allied products, Group II (section 4-408(c)(30 29)).
 - g.f. Petroleum (section 4-408(c)(33 32)).
 - h. ~~Primary metal industries (section 4-408(c)(34)).~~
 - i.g. Stone, clay, glass and concrete products, Groups II and IV (section 4-408(c)(4745)).
 - j.h. Textile mill products, Group III (section 4-408(c)(49 47)).
 - k.i. Tobacco (section 4-408(c)(50 48)).
 - l.j. Transportation equipment, Groups I, III, and IV (section 4-408(c)(54 49)).
 - (6) Research and development laboratories, Group III (section 4-408(c)(4038)).
 - (7) Lumber and wood products, Group I (section 4-408(c)(2524) excluding woodchipping operations).
 - (8) Stockyards.
 - (9) Wrecking yard—auto and other.
- (b) The following uses must be set back a minimum of 330 feet from any residentially zoned property under separate ownership. The setback applies to all buildings and structures, and all areas used for parking of trucks or equipment, shipping, receiving, or storage.
- (1) Hatcheries, poultry.
 - (2) Manufacturing of:
 - a. Food and kindred products, Group III (section 4-408(c)(15)).
 - b. Leather products, Group II (section 4-408(c)(2423)).
 - c. Lumber and wood products, Group I (section 4-408(c)(2624) excluding sawmills and planing mills (SIC 242)).
 - (3) Research and development laboratories, Group I (section 4-408(c)(4038)).
 - (4) Wholesale establishments, Groups I and II (section 4-408(c)(5553)).

- (c) The following uses must be set back a minimum of 300 feet from any property under separate ownership zoned other than AG or IG. The setback applies to all buildings and structures, and all areas used for parking of trucks or equipment, shipping, receiving, or storage.
- (1) Feedlots.
 - (2) Milk processing plants.
 - (3) Fertilizer mixing.
 - (4) Bulk chemical storage for crop dusting.
- (d) The following uses must be set back a minimum of 100 feet from any residentially zoned property under separate ownership. The setback applies to all buildings and structures, and all areas used for parking of trucks or equipment, shipping, receiving, or storage.
- (1) Blacksmith shop.
 - (2) Freight and cargo handling establishments (section 4-408(c)(17)).
 - (3) Manufacturing of:
 - a. Boats.
 - b. Chemicals and allied products, ~~Group II~~ (section 4-408(c)(6)) - Limited to cosmetics, perfumes, etc.).
 - c. Fabricated metal products, Group II (section 4-408(c)(14)).
 - d. Food and kindred products, Group II (section 4-408(c)(15)).
 - e. Furniture and fixtures (section 4-408(c)(18)).
 - f. Leather products, Group II (section 4-408(c)(~~24-23~~)).
 - g. Lumber and wood products, Group ~~IV~~II (section 4-408(c)(~~25-24~~)).
 - h. Machinery, Groups I and II (section 4-408(c)(~~26-25~~)).
 - i. Paper and allied products, Groups ~~II and III~~ (section 4-408(c)(~~30-29~~)).
 - j. Stone, clay, glass and concrete products, Groups I and III (section 4-408(c)(~~47-45~~)).
 - k. Textile mill products, ~~Groups I and II~~ (section 4-408(c)(~~49-47~~)).
 - l. Transportation equipment, Group II (section 4-408(c)(~~51-49~~)).
 - (4) Motion picture studio.
 - (5) Photofinishing laboratory (df).
 - (6) Rental or leasing establishment, Group IV (section 4-408(c)(~~38-36~~)).
 - (7) Repair shops, Group V (section 4-408(c)(~~39-37~~)).
 - (8) Social services, Group II (section 4-408(c)(~~45-43~~)).
- (e) Except when located in the C-2 district, the following uses must be setback a minimum of 100 feet from any residentially zoned property under separate ownership. If located in the C-2 district, the setback must be as required for other uses in the same district.
- (1) Manufacturing of:
 - a. Apparel (section 4-408(c)(1)).
 - b. Electrical machinery and equipment (section 4-408(c)(11)).
 - c. Fabricated metal products, Group III (section 4-408(c)(14)).
 - d. Food and kindred products, Group III (section 4-408(c)(15)).

- e. Lumber and wood products, Group II (section 4-408(c)(~~2524~~)).
 - f. Measuring, analyzing, and controlling instruments (section 4-408(c)(~~2726~~)).
 - g. Novelties, jewelry, toys, signs, Groups I, and II, and III (section 4-408(c)(~~2827~~)).
 - h. Rubber, and plastics, and fiberglass products, Group II (section 4-408(c)(~~4341~~)).
- (f) The minimum setbacks set forth in subsections (a), (b), (d), and (e) of this section are not applicable to those facilities legally in existence and operation, or to an industrial subdivision legally in existence, prior to a residential zoning or use being approved closer than the required setbacks.

Sec. 4-2095. - Subordinate uses.

- (a) *Purpose.* The purpose of this section is to provide for certain commercial uses; provided such uses are clearly subordinate to a permitted principal use and are in compliance with the regulations set forth in this section.
- (b) *Subordinate commercial uses for mobile home or recreational vehicle developments.*
 - (1) The following uses, lawfully existing, are permitted uses provided they are in compliance with the regulations set forth in this section. Uses established subsequent to August 1, 1986, may be permitted only by special exception except when approved as part of an MHPD or RVPD.
 - a. Food store Group I (section 4-408(c)(16)).
 - b. Laundromat.
 - c. Personal services Group I (section 4-408(c)(~~32 31~~)).
 - d. Specialty retail store Groups I and II (section 4-408(c)(~~46 44~~)).
 - e. Real estate office for sale or rental of units within the development only.
 - f. Parts and supplies for mobile homes or recreational vehicles.
 - (2) All uses, except the real estate office, must be located within a permanent building which complies with the state building code. The total land area for the uses listed in this subsection may not exceed ten percent of the total land area of the development.
- (c) *Other subordinate commercial uses.*
 - (1) The subsection applies to subordinate commercial uses for hotels/motels, multiple-family buildings, social services Groups III and IV (section 4-408(c)(~~45 43~~)), health care facilities Groups II, III and IV (section 4-408(c)(19)), cultural facilities (section 4-408(c)(10)), and office complexes containing 50,000 square feet or more of floor area on the same premises. The uses listed in subsection (c)(2) of this section will be permitted when clearly subordinate to the principal use, subject to the following requirements:
 - a. The retail use must be totally within the building housing the principal use;
 - b. The retail use may not occupy more than ten percent of the total floor area of the principal use; and
 - c. Public access to the commercial uses must not be evident from any abutting street.
 - (2) Uses permitted are:
 - a. Personal services Groups I and II (section 4-408(c)(~~32 31~~)).
 - b. Pharmacy.
 - c. Specialty retail store Groups I and II (section 4-408(c)(~~46 44~~)).
 - d. Restaurant Group II (section 4-408(c)(~~43 40~~)).

- e. Rental or leasing establishment Group I (section 4-408(c)(~~38-36~~)).

Sec. 4-2191. - Purpose.

The purpose of this division is to provide regulations for social service, Groups III through V, as outlined in section 4-408(c)(~~45-43~~). These regulations recognize that it is in the public interest to provide diverse and accessible social services to people who would otherwise not receive it, and to ensure that standards of public health and safety are maintained. The regulations are intended to reduce conflicts between these and other uses in recognition of the potential land use impacts.

SECTION THREE: CONFLICTS

Whenever the requirements or provisions of this amending ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance or statutes, the most restrictive requirements shall apply.

SECTION FOUR: SEVERABILITY

If any part, section, subsection, or other portion of this Ordinance or any application thereof to any person or circumstance is declared void, unconstitutional or invalid for any reasons, such part, section, subsection, or other portion of the prescribed application thereof, shall be severable, and the remaining provisions of this Ordinance, and all applications thereof not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The City declares that no invalid or prescribed provision or application was an inducement to the enactment of this Ordinance, and that it would have enacted this Ordinance regardless of the invalid or prescribed provision application.

SECTION FIVE: CODIFICATION, INCLUSION IN CODE & SCRIVENER'S ERRORS

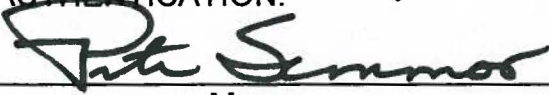
It is the intention of the City Council for the City of Bonita Springs that the provisions of this Ordinance shall become and be made part of the Bonita Springs Land Development Code; and that sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention; and regardless of whether such inclusion in the code is accomplished, sections of this ordinance may be renumbered or re-lettered and typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need or public hearing, by filing a corrected or recodified copy of same with the City Clerk.

SECTION SIX: EFFECTIVE DATE

The effective date of this ordinance shall be thirty (30) days from its adoption date.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 1ST day of February, 2017.

AUTHENTICATION:



Mayor



City Clerk

APPROVED AS TO FORM: 

City Attorney

Vote:

DeWitt	Aye	Quaremba	Aye
Forbes	Aye	Simmons	Absent
Gibson	Aye	Slachta	Absent
O'Flinn	Aye		

Date filed with City Clerk: 2/13/17