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LAST REVISED: Jan. 30, 2006

Key: P = Permitted; S = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory  
See Article 2 for uses permitted in Albert Whitted Airport Overlay District.

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-I + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	DC-1: Downtown Core	DC-2: Downtown Support	DC-3: Downtown Waterfront	RC-1: Retail Center	RC-2: Retail Center	EC: Employment Center	IC: Institutional Center	IT: Industrial Traditional	IS: Industrial Suburban	LBCS Function	LBCS Structure	NAICS	Minimum Parking Spaces, Traditional Tier	Minimum Parking Spaces Suburban Tier	Downtown	Definition
	NEIGHBORHOOD									CORRIDOR								CENTER					OTHER										
Assisted Living Facility	G	G	G	G	G	P	G	SE	SE	P	P	P	P	P	P	P	P	SE	SE	SE	NC	NC	NC	SE	NC	NC				2 spaces, plus 1 per 2 beds	2 spaces, plus 1 per 2 beds	2 spaces, plus 1 per 2 beds	An establishment providing a place of residence with common, centralized eating and activity facilities, and in which the residences consist of individual rooms or quarters occupied by one or two persons with or without individual cooking facilities. These uses are also commonly referred to as "Retirement Homes".
Community Residential Home, 1 to 6 residents	P	P	P	P	P	P	P	P	P	P	P	P	P	G	G	G	G	G	G	G	G	G	G	G	NC	P	NC	NC		2 spaces up to 3 bedrooms, plus 1 per 2 additional bedrooms	2 spaces up to 3 bedrooms, plus 1 per 2 additional bedrooms	2 spaces up to 3 bedrooms, plus 1 per 2 additional bedrooms	A dwelling unit licensed to serve clients of the Department of Health and Rehabilitative Services, which provides a living environment for less than six (6) unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.
Community Residential Home, 7 to 14 residents	G	G	G	G	G	P	S	SE	SE	P	P	P	P	P	P	P	P	SE	SE	SE	NC	NC	NC	SE	NC	NC				2 spaces, plus 1 per 3 residents	2 spaces, plus 1 per 3 residents	2 spaces, plus 1 per 3 residents	A dwelling unit licensed to serve clients of the Department of Health and Rehabilitative Services, which provides a living environment for between seven (7) and 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.
Community Residential Home, more than 14 residents (Needs use permissions and supplemental reg reference)	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	G	G	G	G								NC					2 spaces, plus 1 per 3 residents; Loading area required	2 spaces, plus 1 per 3 residents; Loading area required	2 spaces, plus 1 per 3 residents; Loading area required	A dwelling unit licensed to serve clients of the Department of Health and Rehabilitative Services, which provides a living environment for more than 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G		2 spaces up to 3 bedrooms, plus 1 per 2 additional bedrooms	2 spaces up to 3 bedrooms, plus 1 per 2 additional bedrooms	2 spaces up to 3 bedrooms, plus 1 per 2 additional bedrooms	A detached residence designed for or occupied exclusively by one family. This term shall include "Modular" structures assembled in a factory, transported to the site, and which comply with the applicable building codes.
Dwelling, Live/Work	NC	NC	P	NC	NC	NC	NC	SE	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	SE	NC	P		use detached single-family dwelling standard for residential and required ratio for gfa of nonresidential use	use detached single-family dwelling standard for residential and required ratio for gfa of nonresidential use	use multi-family dwelling standard for residential and required ratio for gfa of nonresidential use	
Dwelling, Multifamily	G	G	G	G	G	P	G	P	P	P	P	P	P	P	P	P	P	SE	P	P	SE	SE	SE	SE	A	NC	NC			1 per unit up to 2 bedrooms, plus 1 per 2 additional bedrooms; Loading area required for more than 5 units	1.5 per unit up to 2 bedrooms, plus 1 per 2 additional bedrooms; Loading area required for more than 5 units	1 per unit; Loading area required for more than 5 units	A building designed for or occupied by two or more families (on the basis of monthly, or longer occupancies, or ownership of individual units) with separate cooking, bathroom and sleeping facilities for each unit. Motels, hotels, and other transient accommodation uses are not considered to be multiple-family dwellings. Customary accessory uses include clubhouses or recreational and laundry facilities.

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Use	NEIGHBORHOOD										CORRIDOR								CENTER								OTHER		LBCS Function	LBCS Structure	NAICS	Minimum Parking Spaces, Traditional Tier	Minimum Parking Spaces, Suburban Tier	Downtown	Definition
	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRP-1: Corridor Residential Traditional	CRP-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	DC-1: Downtown Core	DC-2: Downtown Support	DC-3: Downtown Waterfront	RC-1: Retail Center	RC-2: Retail Center	EC: Employment Center	IC: Institutional Center	IT: Industrial Traditional	IS: Industrial Suburban									
Mobile Home	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	1100	1150	not applicable (nonconforming)	2 per dwelling unit	not applicable (nonconforming)	A dwelling unit constructed in a factory before June 15, 1976, or constructed after June 15, 1976 but which does not comply with the rules of the United States Department of Housing and Urban Development or the building code.			
<b>Accommodations</b>																																			
Bed and Breakfast	SE	G	P	NC	NC	NC	NC	SE	SE	P	P	NC	NC	NC	NC	NC	NC	P	P	P	NC	NC	NC	NC	NC	1310	721191	2 spaces for owner/manager's bedroom, plus 1 per additional bedroom	2 spaces for owner/manager's bedroom, plus 1 per additional bedroom	2 spaces for owner/manager's bedroom, plus 1 per additional bedroom	A building of a residential character other than a hotel, motel, resort or boardinghouse, which provides daily overnight accommodation and morning meal services to transients in return for payment.				
Kennel	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	NC	NC	NC	SE	SE	NC	NC	P	P			1 per 400 sf gfa	1 per 300 sf gfa	not applicable (nonconforming)	Kennel means the keeping of more than five adult dogs or 10 adult cats on site. A combination of dogs and cats may be kept on site with cats being permitted on a two to one ratio with dogs but the total count of dogs and cats shall not exceed the equivalent of the maximum number of dogs. "Adult" means having attained the age of one calendar year or greater.				
Hotel	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	SE	P	P	P	P	P	P	P	P	P	NC	P	1300	1330	7211	1 per room; Passenger loading area required	1 per room; Passenger loading area required	1 per 4 rooms; Passenger loading area required	A building containing transient accommodation units available for the accommodation of persons more than three times in any consecutive 365-day period, each for a term less than monthly, in which meals may or may not be provided, and in which principal access to all transient accommodation units is through an inside lobby or office supervised by a person in charge at all hours. The term includes, but is not limited to, transient accommodation units, without regard to whether such units are available on a rental basis. The term includes, but is not limited to, transient accommodation units, without regard to whether such units are available on a rental basis or by other forms of agreement or property ownership. Hotels may include internal restaurant and ancillary commercial uses for guests, fitness facilities, swimming pools, or shuttle services between hotels, airports, or other destination points.			
Motel	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	NC	NC	NC	NC	NC	NC	NC	NC	1300	1330	7211	1 per unit	1 per unit	1 per unit	A building in which transient accommodation units are available for the accommodation of persons more than three times in any consecutive 365-day period, each for a term less than monthly, in which a majority of the units have direct entrances from the outside, and in which parking spaces are oriented to the units in such a manner as to facilitate direct access from such units to the automobiles of the occupants. The term includes, but is not limited to, transient accommodation units, without regard to whether such units are available on a rental basis or by other forms of agreement or property ownership.			

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Nursing Home	G	G	G	G	G	P	G	G	G	P	P	P	P	P	P	P	P	SE	SE	SE	NC	NC	NC	SE	NC	NC	1220-1250	6231	1 per 3 beds	1 per 2 beds	1 per 4 beds	Any facility which provides nursing services as defined in F.S. ch. 464. Facility means any institution, building, residence, private home or other place, whether operated for profit or not, including those places operated by a county or municipality, which undertakes through its ownership or management to provide for a period exceeding 24-hours nursing care, personal care, or custodial care for persons not related to the owner or manager by blood or marriage, who by reason of illness, physical infirmity, or advanced age require such services, but shall not include any place providing care and treatment primarily for the acutely ill.	
<b>Commercial and Office Uses</b>																																	
Bank	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	P	P	P	P	P	P	A	A	NC	P	2200-2400	2100-4120	1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments providing financial services including receiving, lending, and safeguarding of money and other valuable items. Uses involving drive-thru facilities shall be subject to the applicable use restrictions set forth in this Chapter.	
Car Wash	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	SE	SE	G	G	G	SE	SE	NC	NC	P	P	2593	811192	1 in addition to each self-service wash bay or vacuum stall; 1 per 300 sf gfa of retail or office space; 5 stacking spaces per full-service or automated tunnel	1 in addition to each self-service wash bay or vacuum stall; 1 per 300 sf gfa of retail or office space; 5 stacking spaces per full-service or automated tunnel	1 in addition to each self-service wash bay or vacuum stall; 1 per 300 sf gfa of retail or office space; 5 stacking spaces per full-service or automated tunnel	Establishments offering full- or self-service washing and detailing for light duty vehicles, subject to the applicable use restrictions set forth in this Chapter. Accessory retail sale of automotive products is permitted.	
Catering Service / Food Service Contractor	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	P	P	SE	G	G	P	P	NC	A	P	P	2560-2570	72232	1 per 300 sf gfa; Loading area required	1 per 200 sf gfa; Loading area required	1 per 500 sf gfa; Loading area required	Catering services and food service contractors provide prearranged on- or off-site meal preparation and delivery services for off-site consumption associated with a lawful principal use. This term shall not include uses involving on-site consumption of food or drinks (See "Restaurants and Bars").	
Convenience Store with or without Fuel Pumps	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	SE	SE	G	G	G	SE	SE	A	NC	NC	A			1 per 300 sf gfa (spaces adjacent to fuel pumps not included); Loading area required	1 per 200 sf gfa; (spaces adjacent to fuel pumps not included); Loading area required	1 per 500 sf gfa; (spaces adjacent to fuel pumps not included); Loading area required	Establishments offering retail sale of food, drinks, and other personal items for off-premises consumption. Retail sale of fuel is permitted. This term does not include uses involving (1) on-site consumption of food or drink, or (2) motor vehicle service and repair.	
Drive-Thru, Use with a Drive-Thru	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	P	P	SE	NC	NC	P	P	A	A	G	G	2110-2210		no additional parking required; see standard for principal use; see stacking standards under use restrictions	no additional parking required; see standard for principal use; see stacking standards under use restrictions	no additional parking required; see standard for principal use; see stacking standards under use restrictions	An accessory use to a lawful business establishment, such as a bank or fast food restaurant, designed to enable customers in parked vehicles to transact business with persons inside of the principal building, subject to the applicable use restrictions set forth in this Chapter.	

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	NEIGHBORHOOD									CORRIDOR								CENTER						OTHER									
Drug Store or Pharmacy with or without Retail Sales	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	P	P	P	P	P	P	A	A	A	A	2161			1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments offering retail sale of prescription or nonprescription drugs, as well as medical, healthcare and other personal products. Uses involving drive-thru facilities shall be subject to the applicable use restrictions set forth under this Chapter.
Mixed Use (Mixture of Permitted & Accessory Uses.)	G/NC	G/NC	P	G/NC	G/NC	G/NC	G/NC	NC	NC	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	2300			See standards for each specific use; See shared parking standards under use restrictions	See standards for each specific use; See shared parking standards under use restrictions	See standards for each specific use; See shared parking standards under use restrictions	Developments involving more than one residential dwelling and at least one lawful nonresidential use on the same site. This term shall not include developments where one (1) accessory dwelling unit is provided as part of a live/work unit or as a residence for an on-site property manager, caretaker, or custodian.
Motor Vehicle Service and Repair	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	P	P	NC	NC	NC	G	G	G	NC	SE	SE	2110 2280 811			1 per 200 sf gfa including and in addition to indoor repair bays	1 per 200 sf gfa including and in addition to indoor repair bays	not applicable (nonconforming)	Establishments where light-duty domestic motor vehicles and/or watercraft are serviced and repaired, subject to the applicable use restrictions of this Chapter.
Office, General	G	P	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	G	G				1 per 400 sf gfa	1 per 300 sf gfa	1 per 500 sf gfa	Establishments where individuals conduct business or carry on stated occupations. The term includes administrative, business and professional offices (including mental health counseling or treatment), radio and television studios, and governmental offices. The term does not include medical or dental offices, or uses involving manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair or storage of materials, goods and products; or the sale or delivery of any materials, goods or products which are physically located on the premises.
Office, Medical	G	G	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	G	G				1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments involving routine medical or dental examinations, treatments and procedures as outpatient services. The term does not include uses involving overnight accommodations, such as hospitals or birthing centers, or uses involving manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair or storage of materials, goods and products; or the sale or delivery of any materials, goods or products which are physically located on the premises.
Office, Temporary Labor (Day Labor)	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	NC	SE	NC			56132	1 per 200 sf gfa	not applicable (nonconforming)	not applicable (nonconforming)	An office or agency where prospective employees gather to seek temporary construction or industrial labor positions, or similar positions of temporary employment.
Office, Veterinary	G	G	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	2418	54194		1 per 300 sf gfa; see kennel requirements, if applicable	1 per 200 sf gfa; see kennel requirements, if applicable	1 per 500 sf gfa; see kennel requirements, if applicable	Establishments with licensed practitioners of veterinary medicine, dentistry, or surgery for animals, including establishments providing testing services for licensed veterinary practitioners.
Outdoor Sales, Accessory Use and all other uses	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	P	P	P	P	G	G	NC	P	P	P		P	P				1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Areas of private property outside of completely enclosed buildings used to display goods for sale to the general public as part of and subordinate to lawful retail establishments, subject to the applicable use restrictions set forth in this Chapter.



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	NEIGHBORHOOD									CORRIDOR								CENTER					OTHER														
Neighborhood Scale Retail	G	G	P	G	G	G	G	G	G	G	P	G	P	G	G	G	G	G	P	G	G	G	G	G	G	G	G										
Service Establishment	G	G	G	G	G	G	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	A	A	P	P				1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishment for servicing, repairing, or installing articles or tangible personal property including, but not limited to, the following: self service laundromat, dry cleaning, catering, tattoo parlors, and body piercing studios; services and repair of radios, televisions, computers and related equipment, and sound reproduction systems; locksmith shops; and small appliance service or repair shops. The term also includes office services and personal services, which are defined in this section.				
Service, Fleet-Based	NC	NC		NC	NC	G	G	NC	NC	G	G	G	G	G	G	P	P	NC	G	NC	P	P	P	A	P	P	2116	2270		1 per 400 sf gfa in addition to on-site parking for fleet vehicles	1 per 300 sf gfa in addition to on-site parking for fleet vehicles	1 per 500 sf gfa in addition to on-site parking for fleet vehicles	Establishments using one or more light commercial or fleet vehicles to provide primary off-site/mobile services including, but not limited to, pest control, cable television, plumbing, irrigation, electrical, air conditioning, lawn care, mobile detailing, tree service, locksmith, taxi, and limousine services.				
Service, Office	G	G	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments providing support services for the operational needs of office uses including, but not limited to, shipping, facsimile transmission, copying and printing services, and the sale or rental of office supplies, equipment or furniture or combination thereof. The term does not include temporary employment offices or temporary labor employment offices.				
Service, Personal	G	G	G	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	G	A				1 per 300 sf gfa	1 per 200 sf gfa	1 per 500 sf gfa	Establishments providing individual and personal service functions including, but not limited to, functions such as hair and beauty care facilities, nail and tanning salons, day spas, licensed massage establishments, dry cleaning and laundry service (collection and distribution only), shoe shine and repair, dressmaking, tailoring and garment repair shops. The term shall not include tattoo parlors or body piercing studios (See "Service Establishment").				
Storage, Self / Mini Warehouse	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	SE	SE	P	P	SE	SE	NC	G	G	G	G	P	P	2600	8121		Office area: 1 per 400 sf gfa; Storage area: 1 per 2,000 sf gfa; Loading area required	Office area: 1 per 300 sf gfa; Storage area: 1 per 1,000 sf gfa; Loading area required	Office area: 1 per 500 sf gfa; Storage area: 1 per 2,000 sf gfa; Loading area required	Establishments consisting of a building(s) containing separate storage units of less than 400 square feet each and which are used for storage of personal property, subject to the applicable use restrictions set forth in this Chapter.				
Studio	G	G	P	G	G	G	G	G	G	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	P	G	5160			1 per 500 sf gfa	1 per 300 sf gfa	1 per 1,000 sf gfa	A building or structure used for the production or teaching of art, writing, dance, theater, or similar endeavors of an artistic or creative nature.				

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<b>Industrial, Manufacturing and Warehousing Uses</b>																																					
<b>Construction Establishment</b>	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	NC	NC	NC	G	G	G	G	P	P				1 per 2,000 sf gfa	1 per 1,500 sf gfa	not applicable (nonconforming)	Establishments involved in construction of new buildings, additions, alterations, reconstruction, installation, repairs, demolition, blasting, test drilling, landfilling, leveling, dredging, earthmoving, excavating, land drainage, and other land preparation and development. Office space and storage of materials and equipment is provided within completely enclosed buildings. Any associated outdoor storage shall be subject to the provisions of this Chapter.				
<b>Laboratories and Research and Development</b>	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	P	P	P	P	P	P				1 per 1,000 sf gfa	1 per 500 sf gfa	1 per 1,000 sf gfa	Establishments engaged in (1) testing and analysis of products, materials or biological organisms; (2) investigation of natural, physical, or social sciences; or (3) engineering and development as an extension of investigation, with the objective of creating an end product. No manufacturing is conducted on the premises except for experimental or testing purposes.				
<b>Manufacturing, Assembly and Processing</b>	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	NC	NC	NC	G	G	P	SE	P	P				1 per 1,000 sf gfa	1 per 500 sf gfa	1 per 1,000 sf gfa	Establishments engaged in manufacturing of finished products or parts, predominantly from previously prepared materials and within completely enclosed buildings. Manufacturing operations shall include processing, fabrication, assembly, treatment, packaging, storage, sales and distribution. This definition shall not include or allow for any exterior storage or exterior processing of equipment or materials of any kind.				
<b>Outdoor Storage, Principal Use</b>	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	SE				1 per 5,000 sf of outdoor storage area	1 per 5,000 sf of outdoor storage area	not applicable (nonconforming)	Areas on private property where materials and equipment are stored outside of a completely enclosed building in the same place for more than twenty-four (24) hours.				
<b>Outdoor Storage, Accessory Industrial</b>	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	P	P				1 per 2,000 sf gfa	1 per 2,000 sf gfa	not applicable (nonconforming)	Areas on private property where materials and equipment are stored outside of a completely enclosed building in the same place for more than twenty-four (24) hours, and where the outdoor storage use is associated with and subordinate to a lawful principal industrial use.				
<b>Publishing and Printing</b>	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	SE	SE	P	NC	NC	SE	SE	P	P	P	P				1 per 1,000 sf gfa	1 per 1,000 sf gfa	1 per 1,000 sf gfa	Establishments that print books, newspapers or other printed materials, or create, reproduce, or package printed materials or software. This definition shall include ancillary uses such as distribution or circulation facilities.				
<b>Recycling Center</b>	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P				1 per 1,000 sf gfa	1 per 1,000 sf gfa	not applicable (nonconforming)	Facilities used in the collection of recyclable materials for delivery to a processing facility.				

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	NEIGHBORHOOD								CORRIDOR								CENTER						OTHER											
Salvage Yard	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	NC	2130, 4343			1 per 200 sf gfa; 1 per 10,000 sf outdoor storage	not applicable (nonconforming)	not applicable (nonconforming)	Establishments where junk, waste, discarded, salvaged or similar materials such as old metals, wood, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking or salvage yards, used lumber yards, housewrecking yards and yards or places for storage or handling of salvaged house wrecking and structural steel materials. This definition shall not include pawn shops and establishments for the sale, purchase or storage of operative second hand cars, salvaged machinery, used furniture, radios, stoves, refrigerators or similar household goods and appliances, nor shall it apply to the possessing of used, discarded, or salvaged materials as part of manufacturing operations.
Towing and Freight Trucking	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	4138, 4140	48841, 4841, 4842		1 per 400 sf gfa of office; 1 per 2,000 sf of indoor or outdoor storage	1 per 300 sf gfa of office; 1 per 2,000 sf of indoor or outdoor storage	not applicable (nonconforming)	Establishments offering local or long distance towing services for light or heavy motor vehicles or other general freight. Vehicle towing establishments may provide incidental services, such as storage and emergency road repair services. Freight towing establishments may provide local pickup, local sorting and terminal operations, line-haul, destination sorting and terminal operations, and local delivery. This definition shall not include gas stations, automotive repair and maintenance, retailing automotive parts and accessories, or repairing automobiles.	
Warehouse	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	NC	G	G	P	A	P	P	3600	2730, 2760		1 per 2,000 sf gfa	1 per 2,000 sf gfa	1 per 2,000 sf gfa	Establishments that store, ship and distribute, but do not sell, goods within completely enclosed structures. Warehouse uses may provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, and transportation arrangement. Bonded warehousing, storage services, and warehouses located in are included in this category.	
Wholesale Establishment	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	G	G	NC	G	G	P	G	P	P	3500	42		1 per 400 sf gfa of office or sales area; 1 per 1,000 sf gfa indoor or outdoor storage	1 per 300 sf gfa of office or sales area; 1 per 1,000 sf gfa indoor or outdoor storage	1 per 500 sf gfa of office or sales area; 1 per 1,000 sf gfa indoor or outdoor storage	Businesses that sell goods exclusively to other businesses, not open to the general public, and that typically operate from a warehouse or other building that does not display merchandise.	
Arts, Recreation & Entertainment																																		



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	NEIGHBORHOOD									CORRIDOR								CENTER						OTHER									
Health Club, (more than 5,000 sq. ft.)	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	SE	G	SE	SE	P	SE	SE	P	P	P	P	P	A	A	NC	P				1 per 150 sf gfa	1 per 150 sf gfa	1 per 500 sf gfa	Establishments offering memberships to the general public for unrestricted use of equipment, rooms, classes, and related personal services.
Museum	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	P	P	P	P	P	P	SE	SE	NC	NC	5200	4400	712	1 per 500 sf gfa	1 per 400 sf gfa	1 per 1000 sf gfa	Establishments for the preservation and public exhibition of objects places of historical, cultural, or educational value, including historical sites, zoos, and similar uses.
Park, Passive and Active	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	5500	None where park is less than 50,000 sf in area; Passive: 1 per 10,000 sf site area, Active: 1 per 5,000 sf site area; Buildings: 1 per 500 sf gfa	None where park is less than 50,000 sf in area; Passive: 1 per 10,000 sf site area, Active: 1 per 5,000 sf site area; Buildings: 1 per 500 sf gfa	none required	Publicly owned lands officially designated for recreational use by the general public. Passive parks are generally unimproved. Active parks include improvements such as playgrounds, athletic fields, or courts.		
Performing Arts Venue/Cinema (less than 500 seats)	G	G	G	G	G	G	G	G	G	G	G	G	G	P	P	SE	SE	P	P	P	P	P	P	P	NC	SE				1 per 150 sf gfa of group seating areas; 1 per 1,000 sf gfa other	1 per 150 sf gfa of group seating areas; 1 per 1,000 sf gfa other	1 per 500 sf gfa of group seating areas; 1 per 1,000 sf gfa other	Facilities used for regularly scheduled public presentation of live or prerecorded performances.
Performing Arts Venue/Cinema (more than 500 seats)	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	SE	G	SE	SE	P	SE	SE	P	P	P	P	P	SE	SE	NC	P				1 per 150 sf gfa of group seating areas; 1 per 1,000 sf gfa other	1 per 150 sf gfa of group seating areas; 1 per 1,000 sf gfa other	1 per 500 sf gfa of group seating areas; 1 per 1,000 sf gfa other	Facilities used for regularly scheduled public presentation of live or prerecorded performances.
Recreation Use, Accessory to Residential Use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				no additional parking required	no additional parking required	no additional parking required	Private facilities including swimming pools, athletic courts, playgrounds, and clubhouses operated on a not-for-profit basis and exclusively for the benefit of dwelling owners, tenants and their guests in certain defined adjoining areas.
Recreation Use, Public	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	SE	SE	P	P				10 spaces per athletic field or large group court; 4 spaces per small group court; 1 per 200 sf gfa for any building, group seating, or activity areas	10 spaces per athletic field or large group court; 4 spaces per small group court; 1 per 200 sf gfa for any building, group seating, or activity areas	10 spaces per athletic field or large group court; 4 spaces per small group court; 1 per 200 sf gfa for any building, group seating, or activity areas	Publicly owned facilities including, but not necessarily limited to, large or small group courts, golf courses and practice ranges, swimming pools, and skateboard or bicycle activity areas. Large group courts are designed for sports typically involving more than four players such as basketball or volleyball. Examples of small group courts include tennis courts, racquet ball courts, handball courts.
Education, Public Administration, Health Care, and Institutional																																	

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Birthing Center	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	SE	SE	SE	SE	SE	SE	P	SE	NC	SE	SE	SE	SE	NC	P				3 spaces per bed	4 spaces per bed	2 spaces per bed	Facilities with no more than six beds providing inpatient and outpatient services related to prenatal, labor, delivery, postpartum, other related medical care, under the guidance and supervision of active practitioners of obstetrics, as licensed by the State of Florida.		
Blood Plasma Center	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC				not applicable (nonconforming)	not applicable (nonconforming)	not applicable (nonconforming)	Establishments for the extraction of blood plasma from human beings and the sale or transfer of such blood plasma. This shall not include blood banks in which primarily whole blood is extracted from donors and used, transferred or sold, or antibody centers drawing less than 50 pints of blood per week. An antibody center shall be defined as a center where blood is drawn only from selected donors who have already developed certain blood group antibodies in their blood, and where the blood so drawn is used only for the development of hyperimmune globulin used to prevent Rh disease of the newborn, or to produce diagnostic serum to be used by blood banks and hospitals to type donor's and patient's blood for transfusion purposes.		
Cemetery	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	6720	4700	81222	5 spaces minimum; 1 per 150 sf of group seating or assembly areas; Procession stacking required	5 spaces minimum; 1 per 150 sf of group seating or assembly areas; Procession stacking required	not applicable (nonconforming)	A place dedicated to and used or intended to be used for the permanent interment of human remains. A cemetery may contain land or earth interment; mausoleum, vault, or crypt interment; a columbarium, ossuary, scattering garden, or other structure or place used or intended to be used for the interment or disposition of cremated human remains; or any combination of one or more of such structures or places. (Source: Florida Statutes, s. 497.005)			
Cemetery, Accessory to a House of Worship	A	A	A	A	A	A	A			A	A	A	A	A	A	A	A	A	A	A	A	NC	NC	A	A				no additional parking required; Procession stacking required	no additional parking required; Procession stacking required	no additional parking required; Procession stacking required	A cemetery as defined in this Chapter which is located on the same premises as a lawful House of Worship with a site area less than that of the primary use.			
Child Care Facility	G	G	G	G	G	G	G	G	G	SE	P	SE	P	P	P	P	P	P	P	P	P	A	A	NC	A	6562		5244	1 per 5 children; Stacking and loading areas required	1 per 3 children; Stacking and loading areas required	1 per 10 children; Stacking and loading areas required	Any children's center, day nursery, nursery school, kindergarten, or family day care home as defined in Chapter 61-2681 Laws of Florida and any children's day care center or child foster home in a residential or mixed use zoning district which holds an occupational license and certificate of occupancy for the premises. This category includes any place which provides care for five or more children unrelated to the operator on a daily or less frequent basis, but not as a place of residence.			

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	NEIGHBORHOOD									CORRIDOR								CENTER						OTHER										
Crematorium	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	NC	NC	NC	NC	NC	NC	NC	NC	P	P				5 spaces minimum; 1 per 150 sf of group seating or assembly areas; Procession stacking required if funeral services conducted on site	5 spaces minimum; 1 per 150 sf of group seating or assembly areas; Procession stacking required if funeral services conducted on site	not applicable (nonconforming)	Establishments offering cremation of cadavers. "Cremation" includes any mechanical or thermal process whereby a dead body is reduced to ashes. Cremation also includes any other mechanical or thermal process whereby remains are pulverized, burned, cremated, or otherwise further reduced in size or quantity. (Source: Florida Statutes, s. 497.005)
Funeral Home / Mortuary	NC	NC	NC	NC	NC	G	NC	NC	NC	P	P	P	P	P	P	P	P	G	G	NC	P	P	NC	P	G	G				1 per 150 sf of group seating or assembly areas; Procession stacking required if funeral services conducted on site	1 per 150 sf of group seating or assembly areas; Procession stacking required if funeral services conducted on site	1 per 300 sf of group seating or assembly areas; Procession stacking required if funeral services conducted on site	Establishments primarily engaged in preparing human cadavers for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation, selling caskets and related merchandise), includes accessory cremation services limited to funeral home customers on-site.	
Government Building and Use	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P				1 per 400 sf gfa of office; 1 per 150 sf of group seating or assembly areas	1 per 300 sf gfa of office; 1 per 150 sf of group seating or assembly areas	1 per 500 sf gfa of office; 1 per 300 sf of group seating or assembly areas	Offices and other facilities such as city halls, courts, and similar buildings and structures used for administrative, legislative and judicial governmental functions. It does not include correctional facilities or equipment maintenance facilities.	
Hospital	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	P	SE	P	P	P	P	P	P	P	G	P	P	P	P	G	SE				Inpatient area: 1 per 4 beds; Outpatient area: 1 per 300 sf gfa; Passenger and cargo loading areas required	Inpatient area: 1 per 3 beds; Outpatient area: 1 per 200 sf gfa; Passenger and cargo loading areas required	Inpatient area: 1 per 5 beds; Outpatient area: 1 per 500 sf gfa; Passenger and cargo loading areas required	Establishments providing medical, diagnostic, and treatment services including physician, nursing, specialized accommodations, and other health services to inpatients. Hospitals may also provide outpatient services as a secondary activity.	
House of Worship	SE	SE	SE	SE	SE	SE	SE			P	P	P	P	P	P	P	P	P	P	G	P	P	NC	G	G				1 per 150 sf gfa of group seating areas; 1 per 500 sf gfa other	1 per 150 sf gfa of group seating areas; 1 per 500 sf gfa other	1 per 300 sf gfa of group seating areas; 1 per 500 sf gfa other	A premise or site which is used primarily or exclusively for religious worship and related activities and which has received a certificate of occupancy for the premises. Houses of worship are permitted by right in any zoning district where a commercial use is permitted.		
Libraries	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	G	P	P	P	P	G	G				1 per 400 sf gfa	1 per 300 sf gfa	1 per 500 sf gfa	Establishments that acquire, research, store, preserve and otherwise maintain collections of books, journals, newspapers, audiovisual recordings, photographs, maps, historic documents, and similar materials for the informational, research, educational, or recreational needs of users.	
Meeting Hall and other Community Assembly Facility	SE	SE	SE	SE	SE	SE				P	P	P	P	P	P	P	P	P	S	P	P	P	A	A	G	P				1 per 150 sf gfa of group seating areas; 1 per 500 sf gfa other	1 per 150 sf gfa of group seating areas; 1 per 500 sf gfa other	1 per 300 sf gfa of group seating areas; 1 per 500 sf gfa other	Community or meeting halls are structures that provide shelter for public gatherings and communal activities, or other assembly structures, including community halls, reception halls, wedding halls, and similar structures that provide a gathering place for community functions. This does not include government offices or maintenance facilities.	

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Probation / Parole Office	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	NC	NC	SE	NC	NC	NC	NC	SE	SE	SE	G				1 per 400 sf gfa	1 per 300 sf gfa	1 per 500 sf gfa	A principal use which is a government or non-governmental, non-residential office use which supervises, case manages, oversees or regulates persons who come to the office who are under court ordered supervision from the federal or state (including county) court system. These uses shall not be considered an "office" or "governmental use."
School, Public, Pre-K thru 12 (Governmental)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	SE	SE	S				K through 9: 2 per classroom or office; 10 through 12: 4 per classroom or office; All schools: 1 per 150 sf of group seating area (auditorium, gymnasium, etc); Passenger loading and vehicular stacking areas required	K through 9: 2 per classroom or office; 10 through 12: 4 per classroom or office; All schools: 1 per 150 sf of group seating area (auditorium, gymnasium, etc); Passenger loading and vehicular stacking areas required	K through 9: 2 per classroom or office; 10 through 12: 4 per classroom or office; All schools: 1 per 300 sf of group seating area (auditorium, gymnasium, etc); Passenger loading and vehicular stacking areas required	Elementary schools, special education facilities, alternative education facilities, middle schools, high schools, and area vocational-technical schools owned by the Pinellas County School District.
School, Private, Pre-K thru 12 (Nongovernmental)	SE	SE	SE	SE	SE	P	P	SE	SE	P	P	P	P	P	P	P	P	P	P	P	G	P	P	SE	SE	SE	SE				K through 9: 2 per classroom or office; 10 through 12: 4 per classroom or office; All schools: 1 per 150 sf of group seating area (auditorium, gymnasium, etc); Passenger loading and vehicular stacking areas required	K through 9: 2 per classroom or office; 10 through 12: 4 per classroom or office; All schools: 1 per 150 sf of group seating area (auditorium, gymnasium, etc); Passenger loading and vehicular stacking areas required	K through 9: 2 per classroom or office; 10 through 12: 4 per classroom or office; All schools: 1 per 300 sf of group seating area (auditorium, gymnasium, etc); Passenger loading and vehicular stacking areas required	Elementary schools, special education facilities, alternative education facilities, middle schools, and high schools owned and operated by a private entity. (Note: private trade schools are classified separately, below)
School, Post-Secondary	SE	SE	SE	SE	SE	P	P	SE	SE	P	P	P	P	P	P	P	P	P	P	P	G	P	P	P	SE	SE	SE				4 per classroom or office; 1 per 150 sf of group seating area (auditorium, gymnasium, etc)	4 per classroom or office; 1 per 150 sf of group seating area (auditorium, gymnasium, etc)	4 per classroom or office; 1 per 300 sf of group seating area (auditorium, gymnasium, etc)	This category includes junior colleges, colleges, universities, and professional schools. These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels. The requirement for admission is at least a high school diploma or equivalent general academic training.
School, All Others	NC	NC	NC	NC	SE	NC	NC	NC	NC	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	SE	P	P				4 per classroom or office; 1 per 150 sf of group seating area (auditorium, gymnasium, etc)	4 per classroom or office; 1 per 150 sf of group seating area (auditorium, gymnasium, etc)	4 per classroom or office; 1 per 300 sf of group seating area (auditorium, gymnasium, etc)	Establishments engaged in the instruction of nonacademic subjects, including beauty schools, computer training, driving education, dine and performing arts education, flight training, sports and recreation education, and language instruction. Schools that provide vocational and technical training on subjects and trades, and that is designed to lead to job-specific certification.



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Use	NEIGHBORHOOD										CORRIDOR										CENTER										OTHER		LBCS Function	LBCS Structure	NAICS	Minimum Parking Spaces, Traditional Tier	Minimum Parking Spaces, Suburban Tier	Downtown	Definition
	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-I + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	DC-1: Downtown Core	DC-2: Downtown Support	DC-3: Downtown Waterfront	RC-1: Retail Center	RC-2: Retail Center	EC: Employment Center	IC: Institutional Center	IT: Industrial Traditional	IS: Industrial Suburban													
Airports and Air Transportation	See Article II, § 2.20 of this Chapter (Airport Overlay Zone)																														4110	3920 5610- 5630	4881	1 per tie-down or hangar space; 1 per 300 sf gfa of terminal space; 1 per 500 of office space	1 per tie-down or hangar space; 1 per 300 sf gfa of terminal space; 1 per 500 of office space	1 per tie-down or hangar space; 1 per 300 sf gfa of terminal space; 1 per 500 of office space	The Albert Whitted Airport.		
Heliport, Accessory	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	A	A	A	NC	NC	A	A	NC	A	4115	5640	1 per tie-down or hangar space; 1 per 300 sf gfa of terminal space; 1 per 500 of office space	1 per tie-down or hangar space; 1 per 300 sf gfa of terminal space; 1 per 500 of office space	1 per tie-down or hangar space; 1 per 300 sf gfa of terminal space; 1 per 500 of office space	An area providing for the take-off and landing of helicopters and fuel facilities (whether fixed or mobile) or appurtenant areas for parking, maintenance, and repair of helicopters.								
Marina	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	SE	SE	P	P	P	A	A	P	P			1 per 5 wet slips; 1 per 8 dry slips; 1 per 200 sf gfa of other	1 per 5 wet slips; 1 per 8 dry slips; 1 per 200 sf gfa of other	1 per 5 wet slips; 1 per 8 dry slips; 1 per 200 sf gfa of other	A boat basin with docks, moorings, dry boat storage, supplies, and other facilities for small boats.								
Mass Transit Center	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	NC	P			1 per 400 sf gfa	1 per 300 sf gfa	1 per 500 sf gfa	Local and suburban ground passenger transit systems using more than one mode of transport over regular routes and on regular schedules within the metropolitan area.								
Parking, Accessory to Commercial Use	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5220 5220 5320- 5350		not applicable	not applicable	not applicable	Surface parking lots which are accessory to a lawful use that is permitted in a given zoning district.								
Parking, Structured	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	P	5320- 5350		not applicable	not applicable	not applicable	This includes multistoried, underground, and rooftop parking facilities located inside of a building that may also contain other uses.									
Parking, Surface - Principal Use	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	5210 5220		not applicable	not applicable	not applicable	Parking areas located at ground level outside of buildings or structures, as a principal use. Parking areas reserved for a specific building or use are considered a permitted accessory use, and are subject to section 5.7 of this Chapter.								
Wireless Communication Antennae (See supplemental regulation ????)																												no additional parking required	no additional parking required	no additional parking required	A Wireless communication antenna (WCA) is an antenna at a fixed location used for the transmission or reception of wireless communication signals, excluding those antennas used exclusively for dispatch communications by public emergency agencies, ham radio antennas, satellite antennas, those antennas which receive video programming services via multipoint distribution services which are one meter or less in diameter, and those antennas which receive television broadcast signals.								

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Wireless Communication Support Facility	See Article III, Division 2 of this Chapter (Supplemental Use Regulations)																														4233	6900			1 space per structure	1 space per structure	1 space per structure	A Wireless communication support facility (WCSF) A monopole, guyed or a lattice type tower greater than fifteen feet in height designed for the attachment of or as support for wireless communication antennas or other antennas.																										
<b>Utilities</b>																																																																
Utility, Accessory to	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				not applicable	not applicable	not applicable																								
Utility Plant and Storage	G	G	G	G	G	G	G	G	G	SE	SE	SE	SE	G	G	SE	SE	NC	NC	NC	SE	SE	SE	SE	P	P											4310-4340	6270-6430	221	1 per 1,000 sf gfa of office area	1 per 1,000 sf gfa of office area	1 per 1,000 sf gfa of office area	Land and fixtures that are used to produce or generate water, electricity, or gas energy, or to treat wastewater. Maintenance, office, storage, transmission and pumping facilities are permitted as an accessory use.																					
Utility Substation, Utility Storage Tanks	G	G	G	G	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	NC	SE	SE	SE	SE	P	P												6210-6440	6290-6440		1 per 1,000 sf gfa of office area	1 per 1,000 sf gfa of office area	1 per 1,000 sf gfa of office area	Land and fixtures that are used to transmit, store or pump water, electricity, gas, or wastewater.																					
<b>Agricultural Uses</b>																																																																
Nursery / Greenhouse	G	G	G	G	G	G	G	G	G	G	G	G	G	P	P	P	P	NC	NC	NC	P	P	NC	NC	P	P										9140	8500	44422-485991	1 per 400 sf gfa of office; 1 per 1,500 sf gfa of indoor or outdoor sales and display or storage area; Cargo loading area required	1 per 300 sf gfa of office; 1 per 1,500 sf gfa of indoor or outdoor sales and display or storage area; Cargo loading area required	not applicable (nonconforming)	Establishments primarily engaged in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves.																						
<b>Accessory Uses</b>																																																																
Signs	See Article 14 of this Chapter.																																																															
<b>Home Occupations</b>																																																																
	See Article III, Division 2 of this Chapter (Supplemental Use Regulations)																																																															