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5/11/2009	R-8(2)	R-9(2)	R-12.5(2)	PRD(2)	R-2F	RMF-13	RMF-20	RMH-8	RMHP(3)	OR(4)	CL	CG	CS	I(5)	I-M(12)	PMX-L	PMX-H	PMX-MID	PMX-HIGH	PS	ROS
Personal services										P	P	P	P			P	P	P	P		
Restaurants (excluding drive-ins)												P	P			P	P	P	P		
Restaurants including drive-ins and fast food												C	C			C	C	C	C		
Sales of alcoholic beverages for on-site consumption												C			P	C	C	C	C		
Self-storage, limited access (7)												C	P	P	P						
Service stations/fuel dispensing												C	C	C	C	C	C				
Vehicular sales - New and used, provided the site is a minimum of three acres												C	C								
Vehicular service or vehicular leasing												C	C								
Vehicular services, maintenance and light mechanical repair (excluding sales and service, body shops, and storage) (11)												C	P	P	C	C					
Veterinary medical services, without outside kennels												C	C	P	P	C					
Veterinary medical services, with outside kennels														C	C						
<i>Industrial activities</i>																					
Adult entertainment establishments/sexually oriented business (12)															P						
Television and radio broadcasting												C	C	P	P	C	C				
Bakeries											C	C	P	P	P		C				
Building material yards													P	P	P						
Laboratories													P	P	P						
Light manufacturing including service warehousing, warehousing, wholesaling, storage, assembly, distribution of goods, and light processing													P	P	P						
Self-storage multi-access (8)													P	P	P						
Trades and skilled services without outside storage												C	P	P	P	C					
Trades and skilled services with outside storage areas													P	P	P						
<i>Conservation District (9)</i>																					
<i>Seminola Boulevard Overlay District SB-2 (10)</i>																					

DISTRICT AND GENERAL REGULATIONS

Footnotes:

- (1) P: Permitted uses. C: Conditional uses.
- (2) Within areas designated Residential Low Density on the Comprehensive Plan Future Land Use Map, attached dwelling and two-family development shall not be permitted.
- (3) The permissible uses enumerated shall not be construed to include, either as principal or accessory uses, any of the following:
 - A. Display or sale of new or used mobile homes; however, an occupied mobile home or an unoccupied mobile home previously occupied on the same site may be sold on that site by its owner or licensed dealer.
 - B. Any service station, or service or repair garage.
 - C. Sale, display, or storage on the premises of secondhand or used merchandise.
 - D. Raising or keeping of animals, reptiles, insects, poultry, or fowl in any mobile home park.
 - E. Occupancy of a site by a mobile home for living quarters, except on a rental basis.
 - F. A separate utility building on any mobile home site, except for a demountable, code-approved storage closet.
 - G. Storage or parking of mobile homes, except when a mobile home is located on a site preparatory to occupancy or between periods of occupancy.
- (4) Within an area designated for "commercial" development on the Comprehensive Plan's Future Land Use Map (FLUM), residential uses permitted within the OR district shall be restricted to single-family and two-family dwellings which are incidental to an approved commercial use. This footnote shall not apply to the fifteen (15) "Office Residential" properties which were amended to a "Commercial" Future Land Use designation as part of Ordinance 10-1335 on August 9, 2010.
- (5) The following uses shall be prohibited in any industrial district:
 - A. Any use or activity that is not in full compliance with all the requirements and standards set for industrial districts.
 - B. Drive-in restaurants.
 - C. Drive-in theaters, bowling alleys, skating rinks, golf driving ranges, miniature golf courses, and similar carnival or commercial type amusements, except recreational centers or facilities provided by an employer of the district for the exclusive use of employees, their families, and guests.
 - D. Dwellings, except living quarters for custodians, guards, and caretakers, when these facilities are accessory to the primary occupancy of the premises.
 - E. Elementary, junior high, or high schools.
- (6) Business and professional offices may be approved as a conditional use along collector or arterial roads in the RMF-13 district only on sites where sufficient land area cannot be assembled to accommodate medium-to-high density residential development.
- (7) Please refer to Section 2-7.24.A and B for performance criteria for limited access self-storage facilities.
- (8) Please refer to Section 2-7.24.A for performance criteria for multi-access self-storage facilities.
- (9) The conservation district is an overlay district that incorporates all "conservation" areas designated on the City's Comprehensive Plan Future Land Use Map. Environmental performance criteria and mitigation measures within Article XI provide regulatory procedures necessary to protect natural

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resources within the conservation overlay district. The Comprehensive Plan and land development regulations state procedures for alternative uses which may be permitted within a conservation overlay designation. The environmental performance criteria shall be applied to reduce and control the density and intensity of land development options in order to protect the physical and biological functions of "conservation" areas.

- (10) The permitted, conditional, and prohibited land uses in the SB-2 overlay district are provided in the SB-2 district guidelines in ULDR Section 2-7.26.C.3.
- (11) Refer to Section 2-7.27 for performance criteria for PMX-L and PMX-H zoning districts.
- (12) Refer to ULDR Section 2-7.28 for design and performance standards for the Industrial Medium zoning district.
- (13) Please refer to Section 2-7.29 for performance criteria for check cashing/payday loan businesses.
- (15) Refer to Section 2-7.30 for performance criteria for Non-Traditional Uses that include body art studios, check cashing/payday loan businesses and pawn shops.

(Ord. No. 96-867, § III, 7-15-96; Ord. No. 96-872, § II, 10-14-96; Ord. No. 98-901, § II, 2-2-98; Ord. No. 99-964, V, 10-4-99; Ord. No. 01-1040, § I, 10-22-01; Ord. No. 02-1045, § 5, 5-13-02; Ord. No. 02-1071, § IV, 02-1071; Ord. No. 03-1078, § I, 2-10-03; Ord. No. 06-1200, § IV, 7-24-06; Ord. No. 08-1247, §§ 1, 2, 8-11-08; Ord. No. 08-1251, § 2, 11-20-08; Ord. No. 09-1262, § 6, 1-12-09; Ord. No. 1294, § 4, 5-11-09; Ord. No. 10-1313, § 1, 3-8-10; Ord. No. 10-1336, § 1, 8-9-10)

Table C.3 Community Redevelopment District Uses

Allowed Uses

- Administrative services (public and not-for-profit)
- Amusement – (enclosed)
- Business and professional offices including banks and financial institutions
- Educational facilities (Adult and technical)
- General retail and services
- Parking lots and facilities
- Personal services
- Places of worship
- Restaurants (except drive-ins)

Conditional Uses Requiring Special Review

- Amusement – (unenclosed)
- Bakeries – wholesale
- Clubs and lodges (public and not-for-profit)
- Communication tower
- Community centers (public and not-for-profit)
- Cultural or civic activities
- Daycare facilities
- Educational Institutions (Elementary/secondary)
- Funeral homes
- Hospitals/extensive care
- Hotels/motels (interior access)
- Nursing homes (rest homes and convalescent homes)
- Parks and recreation, active
- Parks and recreation, passive
- Piers, boat slips and docks (non-commercial)
- Protective services
- Public and private utilities
- Restaurants including drive-ins and fast food
- Television and radio broadcasting (studios only)
- Trades and skilled services without outside storage
- Veterinary medical services, without outside kennels

Prohibited Uses

- Bars and lounges
- Boat sales
- Check cashing/payday loans/money transmitters, stand-alone
- Hotels/motels (exterior access)
- Junk yards
- Massage parlors
- Package liquor, stand-alone
- Pawn shops
- Self-storage, limited access
- Service stations/fuel dispensing
- Tattoo parlors
- Vehicular maintenance and light mechanical repair (except in conjunction with existing stations)
- Vehicular sales/service/leasing