



















Uses	Zoning Districts																Code Reference	Definition						
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	API	AP2			RC	TCBD	TCBD-H	TMU	TMU-H	
Convenience store										S	P	P	P							S	C	C		A small retail establishment that offers for sale convenience goods such as prepackaged food items, tobacco products, periodicals, and other household goods. May be ancillary to another use, such as a gasoline (fuel) service station, or standalone such as a neighborhood corner store.
Flea market (indoor/enclosed)												C	C	S									§ 7.09.12	Indoor commercial activity, not including shopping centers or individual retail operations or sales conducted by a non-profit or charitable organization, that is open to the public and composed of five or more semi-enclosed or indoor stalls, rooms, stands or spaces used for the purpose of display and sale, exchange, or barter of merchandise.
Flea market (outdoor/open)																							§ 7.09.12	Outdoor commercial activity, not including garage or yard sales or individual retail operations or sales conducted by a non-profit or charitable organization, that is open to the public and composed of 5 or more outdoor stalls, rooms, stands or spaces to be used for the purpose of display and sale, exchange or barter of merchandise.
General retail sales											P	P	C							P	S	S		Sale of goods to the general public, and institutions for professional, personal, and household consumption. After sales services may be provided (repair and installation services incidental to the sale of goods). This definition does not include automobile sales, big box/large retail, convenience stores, or other retail sales defined and regulated herein.

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S - Provisional - Level 1 review. A - Accessory - Ancillary to the principal use only, review may be required.  
SE - Special Exception - Level 2 review. T - Temporary - Permissible for a specific, set, limited time. Review or permit required.

Blank spaces on this table indicate that the use is not permitted within zoning districts.









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Restaurant (café)										S	P	P	P			SE			P	P	P			§ 7.09.02	A small restaurant establishment serving or selling food, baked goods and/or beverages prepared on and/or off the premises, for immediate consumption on or off-site, typically utilizing existing buildings or spaces less than 2,500 square feet. This definition includes, but is not limited to, cafes, coffee shops, bakeries, boutique restaurants, and the like. Restaurants utilizing drive-through services are regulated separately.	
<b>PERSONAL SERVICES</b>																										
Adult (regulated uses)													C	C											§ 7.09.02	Uses including adult arcades, adult book stores, adult dancing establishments, adult entertainment, adult theaters, and/or adult massage establishments.
Barbershop/salon										P	P	P							P	P	P				Commercial establishment, wherein cosmetology and/or barber services are offered or practiced by a licensed professional on a regular basis; may include training of apprentices under regulations of a board.	
Laundromat/dry cleaner										P	P	P							C						Establishment providing self-service laundry or dry cleaning services directly to the public with on-premises pick-up.	
Laundry/dry cleaning plant													P	P											Establishment providing laundry/dry cleaning services at a mass scale to the public with pick-up or drop-off locations off-site.	

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Pharmacy/drug store	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	L1	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H		Establishment where the primary business is the filling of medical prescriptions and sale of medication, medical devices and supplies by licensed professionals, and nonprescription medicines. Non-medical products may also be sold. Compounding facilities and blood banks may be approved as an accessory use.
Medical marijuana treatment center dispensing facility										S	P	P							S				Retail sales component of a medical marijuana treatment center that has been licensed by the Florida Department of Health Office of Medical Marijuana Use pursuant to Fla. Stat. § 381.986, and is authorized by the state to dispense marijuana, but does not include the cultivation, processing, or distribution facilities of the medical marijuana treatment center.
Tattoo/body piercing										S	P	P							P				Establishment licensed to provide tattoo and body piercing services to the general public.
Personal services										P	P	P	P						S	S	S		Establishments providing individual and personal services such as, but not limited to, tanning salons, day spas, licensed massage establishments, shoe shine and repair, dressmaking, tailoring and garment repair shops, but specifically excluding adult regulated uses and other personal services as defined herein.
<b>PET/ANIMAL ORIENTED</b>																							
Kennel											A	C	P										Establishment where the primary use is for the long-term keeping of five or more domestic dogs and/or ten or more cats on site for longer than 24 hours.





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Technical trade/vocational										S	P	P	P	S		S			S				Educational establishment providing vocational and technical training of non-academic subjects for job-specific certification (beauty schools, computer training, driving education, flight training, language instruction, and the like).
Child day care services/pre-school										P	S	C							S	S	S	§ 7.09.08	Establishment providing custodial, educational or developmental services to preschool age children. This includes nursery schools, head start programs, and similar facilities primarily engaged in the care and protection of children for less than a 24-hour period.
PUBLIC ADMINISTRATION																							
Government offices/facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		P	P	P		Structures, offices, facilities, and lands owned, leased, or operated by a government entity, such as civic centers, libraries, fire stations, and government administration buildings.
HEALTH AND HUMAN RESOURCES																							
Blood/organ banks										A	A	P	P						A				Establishments utilized for collecting, typing, separating, storing, and preparing blood and plasma for transfusions. These establishments may be part of a larger laboratory in a hospital or separate free-standing buildings.
Funeral services										S	S	P	P						S	S	S	§ 7.09.13	Establishment for the preparation of human remains for burial or interment of human remains as regulated by the city, county, and the state. This definition shall include funeral homes, crematories and mortuaries.

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TRANSPORTATION RELATED																							
Airport related services														S	P	P						Ord. 1358-18	Uses related directly and indirectly to the airport. Uses may include those related to take-off and landing, maintenance facilities for aircraft, transit terminals, and other related services.
Commercial parking structure										S	S	S	S	S					S	S	S		Any area of land or any building or part thereof, intended for the lawful parking of motor vehicles, generally for a fee, which is available to the public and/or private use as an accommodation for tenants, employees, clients or customers.
Freight transportation services													P	P		P							Establishments providing transportation services for general freight via ground, air, or rail transportation. These establishments may provide local pick-up, local sorting and terminal operations, line-haul, destination sorting and terminal operations, and local delivery.
Transit center										S	P	P	P	S					S	S	S		Local and suburban ground passenger transit system using more than one mode of transportation over regular routes and on regular schedules.

(Ord. 1153-12, passed 7-23-2012; Ord. 1200-13, passed 4-8-2013; Ord. 1375-19, passed 1-14-2019; Ord. 1377-19, passed 9-9-2019; Ord. 1431-21, passed 12-13-2021)