

## 2. PRINCIPAL USE TABLE FOR RESIDENTIAL, BUSINESS, INDUSTRIAL, TOURIST, AND SPECIALTY DISTRICTS

TABLE 5.2.A.2: PRINCIPAL USE TABLE FOR RESIDENTIAL, BUSINESS, INDUSTRIAL, TOURIST, AND SPECIALTY DISTRICTS																							
P = PERMITTED BY RIGHT   S = ALLOWED WITH A SPECIAL USE PERMIT   PS = ALLOWED WITH A PUBLIC OR SEMIPUBLIC USE PERMIT   BLANK CELL = PROHIBITED USE																							
USE CATEGORY	USE TYPE	RESIDENTIAL DISTRICTS					BUSINESS DISTRICTS					INDUSTRIAL DISTRICTS				TOURIST DISTRICTS				SPECIALTY DISTRICTS			USE-SPECIFIC STANDARDS
		SFR-5	MFR-12	MFR-20	MFR-40	RP	OP	BP	BR-1	BR-2	BA	M-1	M-3	M-4	M-5	T-1	T-2	T-4	T-5	AG	HM	MS	
AGRICULTURAL USES																							
Agriculture	Farming, general																			P	P		
	Feeding station																			P	P		
	Greenhouse operations																			P	P		
	Plant nursery										P	P								P	P		
	Silviculture (forestry)																			P	P		
RESIDENTIAL USES																							
Household Living Uses	Duplex		P	P	P	P										P	P	P					
	Duplex subdivision		S	S	S	S																	5.2.B.3.a
	Live/work unit																						5.2.B.3.b
	Mobile/manufactured home	Permitted only in an existing mobile/manufactured home park																				5.2.B.3.c	
	Mobile/manufactured home park																						5.2.B.3.d
	Multifamily dwelling		P	P	P	P		P	P	P	P					P	P	P	P				5.2.B.3.e
	Multifamily complex		P	P	P	P		P								P	P	P	P				5.2.B.3.e
	Single-family detached dwelling	P	P	P	P	P										P	P	P		P			5.2.B.3.f
	Townhouse subdivision		S	S	S	S										S	S	S	S				5.2.B.3.g
	Upper story dwelling (above nonresidential use)							P	P	P						P	P	P					5.2.B.3.h
	Zero lot line subdivision																			P			5.2.B.3.i
Group Living Uses	Assisted living facility	P	P	P	P	P										P	P			P			5.2.B.4.a
	Community residential home			P	P	P										P	P			P			5.2.B.4.b
	Continuing care retirement community																				S		5.2.B.4.c
	Fraternity or sorority house				S	S										S							
	Hospice residential facility			P	P	P															P		5.2.B.4.d
INSTITUTIONAL USES																							
Communication Uses	Newspaper or magazine publishing							P	P	P	P	P	P	P			P	P					
	Radio or television studio							P	P	P	P	P	P	P	P	P	P	P					

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		SFR-5	MFR-12	MFR-20	MFR-40	RP	OP	BP	BR-1	BR-2	BA	M-1	M-3	M-4	M-5	T-1	T-2	T-4	T-5	AG	HM	MS	
	Telecommunications facility, collocated on existing structure other than telecommunications tower	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.2.B.5.a, 5.2.B.5.b
	Telecommunications facility, collocated on existing telecommunications tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.2.B.5.a, 5.2.B.5.c
	Telecommunications tower, monopole up to 90 feet high		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.2.B.5.a, 5.2.B.5.d
	Telecommunications tower, monopole more than 90 but no more than 180 feet high					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Telecommunications tower, other than above						S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Community Service Uses	Community center		S	S	S	S	S	S	S	S	S					S	S	S	S				
	Library		S	S	S	S	S	S	S	S	S					S	S	S	S				
	Museum		S	S	S	S	S	S	S	S	S					S	S	S	S				
	Senior center		S	S	S	S	S	S	S	S	S					S	S	S	S				
	Youth center		S	S	S	S	S	S	S	S	S					S	S	S	S				
Day Care Uses	Adult day care center	S	S	P	P	P	P	P	S	P	P	P	S	S		P	P	P	P	S	P	S	5.2.B.7.a
	Child care facility	S	S	P	P	P	P	P	S	P	P	P	S	S		P	P	P	P		P		5.2.B.7.b
Education Uses	College or university	S	S	P	P	P	P	P	S	P	P	P	S	S		P	P	P	P		P		
	Private school with fewer than 20 students		S	P	P	P	P	P	S	P	P	P	S	S		P	P	P	P		P		5.2.B.8.a
	Private school with 20 or more students		S	P	P	P	P	P	S	P	P	P	S	S		P	P	P	P		P		5.2.B.8.b
	Public school		PS	P	P	P	P	P	PS	P	P	P	PS	PS		P	P	P	P		P		
	Vocational or trade school	S	S	P	P	P	P	P	S	P	P	P	S	S		P	P	P	P		P		
Health Care Uses	Blood/tissue collection center											P									P		5.2.B.9.a
	Drug or alcohol treatment facility				S	S		S				S											5.2.B.9.b
	Hospital																				P		5.2.B.9.c
	Medical or dental clinic/office							P	P	P	P	P		P		P	P	P	P		P		
	Medical or dental lab							P	P	P	P	P		P		P	P	P	P		P		
	Medical treatment facility									P	P										P		5.2.B.9.d

5.2.A.2 Principal Use Table for Residential, Business, Industrial, Tourist, and Specialty Districts

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		SFR-5	MFR-12	MFR-20	MFR-40	RP	OP	BP	BR-1	BR-2	BA	M-1	M-3	M-4	M-5	T-1	T-2	T-4	T-5	AG	HM	MS	
	Nursing home facility	S	S	P	P	P	P	S			P						P	P			P		5.2.B.9.e
	Psychiatric treatment facility																				P		
Open Space Uses	Arboretum or botanical garden	PS	PS	PS	PS	PS		PS	PS	PS	PS					PS	PS	PS	PS	PS	PS		
	Cemetery	S	S	S	S	S		S			P	P				P	P	P	P				5.2.B.10.a
	Community garden		P	P	P	P	P	P	P	P	P									P			5.2.B.10.b
	Game preserve																			P			
	Park or greenway	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Public square or plaza	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Transportation Uses	Aircraft flight instruction											P	P	P	P								
	Aircraft fuel sales											P	P	P	P								
	Aircraft or aviation equipment sales or rental											P	P	P	P								
	Aircraft repair or servicing											P	P	P	P								
	Airport											P	P	P	P								
	Surface transportation passenger station/terminal											P	P	P	P								5.2.B.11.a
	Transit operations center											P	P	P	P								5.2.B.11.b
Utility Uses	Solar energy collection system (as a principal use)											P	P	P	P					P			5.2.B.12.a
	Utility use, major				PS	PS			PS	PS	PS			PS	PS								5.2.B.12.b
	Utility use, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Other Institutional Uses	Civic center										P	P				P	P	P	P				5.2.B.13.a
	Club or lodge					P	P	P	P	P	P	P				P	P	P	P				5.2.B.13.b
	Congregate meal facility									P	P										P		5.2.B.13.c
	Homeless shelter or services facility														P								5.2.B.13.d
	Place of worship	S	P	P	P	P	P	P	P	P	P	P	S	S		P	P	P	P	S	S	S	5.2.B.13.e
	Shelter for victims of domestic abuse		P	P	P	P						P					P	P			P		5.2.B.13.f
COMMERCIAL USES																							
Adult Uses	Adult bookstore										P				P								5.2.B.14
	Adult theater										P				P								
Animal Care Uses	Animal grooming								P	P	P		P				P	P	P				
	Animal shelter											P			P								5.2.B.15.a
	Kennel										P	P											5.2.B.15.b

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	Veterinary hospital or clinic										P	P											
Boat and Marine Sales and Service Uses	Boat dry storage facility											P	P										
	Boat or marine parts sales and installation								P	P	P	P	P			P	P	P	P				
	Boat or marine repair and servicing									P	P	P	P										5.2.B.16.a
	Boat or marine sales or rental								P	P	P	P	P			P	P	P	P				5.2.B.16.b
	Boat towing service											P											
	Docking facility, commercial									S	S	S											5.2.B.16.c
	Docking facility, commercial passenger boat											S											5.2.B.16.d
	Docking facility, recreational boat									P	P	P				P	P	P	P				
	Marina									P	P	P				P	P	P	P				5.2.B.16.e
	Yacht club									P	P	P				P	P	P	P				
Business Support Service Uses	Business service center						P	P	P	P	P	P	P				P	P	P				
	Conference or training center						P	P	P	P	P	P	P			P	P	P	P		P		5.2.B.17.a
	Day labor service											P	P	P	P								
	Employment agency						P	P	P	P	P	P	P	P	P		P	P	P				
	Parcel services										P	P	P	P	P								
	Telephone call center										P	P	P	P	P								
	Travel agency						P	P	P	P	P	P	P	P			P	P	P				
Eating and Drinking Establishments	Bar or lounge																P	P	P				5.2.B.18.a
	Bottle club																						
	Boutique bar								P	P	P						P	P	P				
	Brewpub								P	P	P						P	P	P				5.2.B.18.a
	Nightclub								P	P	P						P	P	P				5.2.B.18.a
	Restaurant with drive-in service										P												5.2.B.18.b
	Restaurant with drive-through service										P												5.2.B.18.c
	Restaurant without drive-in or drive-through service							P	P	P	P	P				P	P	P	P				5.2.B.18.d
	Specialty eating or drinking establishment							P	P	P	P	P				P	P	P	P				5.2.B.18.e
Motor Vehicle Sales and	Automotive parts sales and installation										P	P						P	P				

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		SFR-5	MFR-12	MFR-20	MFR-40	RP	OP	BP	BR-1	BR-2	BA	M-1	M-3	M-4	M-5	T-1	T-2	T-4	T-5	AG	HM	MS	
Service Uses	Automotive wrecker service											P			P								5.2.B.19.a
	Car wash or auto detailing									P	P	P						P	P				5.2.B.19.b
	Fleet service repair												P										5.2.B.19.c
	Gas station										P	P						P	P				5.2.B.19.d
	Parking deck or garage (as principal use)															P	P	P					5.2.B.19.e
	Parking lot (as principal use)		P	P	P			P	P	P	P	P				P	P	P					5.2.B.19.f
	Sales or rental of heavy vehicles, heavy recreation vehicles, and trailers										P	P	P										5.2.B.19.g
	Sales or rental of light vehicles and light recreation vehicles										P	P						P					5.2.B.19.g
	Taxi or limousine service facility										P	P			P								5.2.B.19.h
	Tire sales and mounting										P	P	P										5.2.B.19.i
	Vehicle repair and servicing										P	P											5.2.B.19.j
Office Uses	Business services offices						P	P	P	P	P	P	P			P	P	P					
	Contractor’s office						P	P	P	P	P	P	P			P	P	P					
	Professional services offices						P	P	P	P	P	P	P			P	P	P					
	Other office facility																P						
Recreation/ Entertainment Uses	Arena or stadium										S							S	S				5.2.B.21.a
	Auditorium or theater									P	P					P	P	P	P				
	Bingo hall									P	P												5.2.B.21.b
	Cinema								P	P	P					P	P	P	P				5.2.B.21.c
	Country club	S	S	S	S		S	S	S	S	S	S	S			P	P	P	P	S			
	Dog track																						
	Entertainment and amusement center																				P		5.2.B.21.d
	Golf course	S	S	S	S		S	S	S	S	S	S	S			P	P	P	P	S			
	Golf driving range										P												
	Miniature golf course										P								P				
	Marine mammal park										S								S				5.2.B.21.e
Outdoor facility for field sports, swimming, or court games	S	S	S	S	S	S	S	P	P	P	S	S	S			P	P	P	P	S			5.2.B.21.f

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		SFR-5	MFR-12	MFR-20	MFR-40	RP	OP	BP	BR-1	BR-2	BA	M-1	M-3	M-4	M-5	T-1	T-2	T-4	T-5	AG	HM	MS	
	Pari-mutuel betting facility																						
	Pier, ocean															PS							5.2.B.21.g
	Racetrack																					P	5.2.B.21.a
	Sport shooting and training range														P								5.2.B.21.h
	Other indoor recreation/entertainment use								P	P	P	P				P	P	P	P			P	5.2.B.21.i
	Other outdoor recreation/entertainment use									P	P	P				P	P	P	P				
Retail Sales and Service Uses	Antique store								P	P	P								P				5.2.B.22.a
	Art gallery								P	P	P								P				5.2.B.22.a
	Art, crafts, music, dance, photography, or martial arts studio/school								P	P	P								P				5.2.B.22.a
	Bank or financial institution with drive-through service								P		P				P								5.2.B.22.a 5.2.B.22.b
	Bank or financial institution without drive-through service								P	P	P								P				5.2.B.22.a 5.2.B.22.c
	Body piercing establishment										P												5.2.B.22.a 5.2.B.22.d
	Book or media shop								P	P	P								P				5.2.B.22.a
	Check cashing service								P	P	P												5.2.B.22.a
	Cigar lounge								P	P	P						P	P	P				5.2.B. 22.a 5.2.B. 22.e
	Convenience store								P	P	P								P				5.2.B.22.a 5.2.B.22.f
	Crematory											P			P								5.2.B.22.a
	Drug store or pharmacy with drive-through service										P												5.2.B.22.a 5.2.B.22.g
	Drug store or pharmacy without drive-through service								P	P	P								P		P		5.2.B.22.a
	Dry cleaning or laundry drop-off establishment								P	P	P								P		P		5.2.B.22.a

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	Dry cleaning or laundry establishment									P	P							P					5.2.B.22.a 5.2.B.22.h
	Florist shop								P	P	P							P	P				5.2.B.22.a
	Funeral home or mortuary								S	S								S					5.2.B.22.a 5.2.B.22.i
	Gift shop or stationery store								P	P	P						P	P	P				5.2.B.22.a
	Grocery store								P	P	P								P				5.2.B.22.a
	Home and building supply center								P	P	P	P							P				5.2.B.22.a
	Jewelry store								P	P	P								P				5.2.B.22.a
	Laundromat																	P	P				5.2.B.22.a
	Large retail sales establishment								P	P	P								P				5.2.B.22.a
	Lawn care, pool, or pest control service										P								P				5.2.B.22.a
	Liquor or package store								P	P	P								P	P			5.2.B.22.a
	Meat, poultry, or seafood market								P	P	P								P				5.2.B.22.a
	Pawn shop										P												5.2.B.22.a
	Personal and household goods repair establishment								P	P	P								P	P			5.2.B.22.a
	Personal services establishment						P	P	P	P	P	P					P	P	P				5.2.B.22.a
	Secondhand retail shop								P	P	P								P				5.2.B.22.a
	Shopping center								S	S	S	S											5.2.B.22.a 5.2.B.22.j
	Tattoo establishment														P								5.2.B.22.a 5.2.B.22.k
	Other retail sales and service establishment								P	P	P								P				5.2.B.22.a 5.2.B.22.l
Self-Service Storage Uses	Self-storage or mini-warehouse facility										P	P										5.2.B.23.a	
Visitor Accommodation Uses	Bed and breakfast inn															P	P	P	P				5.2.B.24.a
	Hotel or motel							P	P	P	P					P	P	P	P		P	P	5.2.B.24.b
	Recreational vehicle park																			S			5.2.B.24.c
	Other accommodations <sup>1</sup>															P	P	P	P				5.2.B.24.d

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Use Category	Use Type	Residential Districts					Business Districts					Industrial Districts				Tourist Districts				Specialty Districts			Use-Specific Standards
		SFR-5	MFR-12	MFR-20	MFR-40	RP	OP	BP	BR-1	BR-2	BA	M-1	M-3	M-4	M-5	T-1	T-2	T-4	T-5	AG	HM	MS	
Industrial Uses																							
Industrial Services Uses	Building, heating, plumbing, or electrical contractor's storage yard											P	P	P	P								5.2.B.25.a
	Carpet cleaning or dyeing facility											P			P								
	Educational, scientific, or industrial research and development											P	P	P	P								
	Electric motor repair, machine shop, or tool repair shop										P	P	P	P	P								5.2.B.25.b
	Fuel oil or bottled gas distribution										P	P	P	P	P								
	Fuel oil storage										P	P	P	P	P								
	General industrial services										P	P	P	P	P								
	Heavy construction establishment											P			P								
	Heavy equipment repair and servicing										P	P			P								5.2.B.25.c
	Heavy equipment sales, rental, or storage										P	P		P	P								5.2.B.25.d
	Laundry or dry cleaning facility									P	P	P	P		P								5.2.B.25.e
	Leather-working or upholstery establishment										P	P	P	P	P								
	Metal-working, welding, plumbing, or gas, steam, or water pipe fitting											P			P								
	Motion picture studio												P	P	P								
	Paving operations														P								
	Printing or other similar reproduction facility													P	P								
	Repair of scientific or professional instruments												P	P	P								
	Woodworking										P	P			P								
Manufacturing and Production	Asphalt plant													P									
	Bakery									P	P												



5.2.A.2 Principal Use Table for Residential, Business, Industrial, Tourist, and Specialty Districts

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P = PERMITTED BY RIGHT   S = ALLOWED WITH A SPECIAL USE PERMIT   PS = ALLOWED WITH A PUBLIC OR SEMIPUBLIC USE PERMIT   BLANK CELL = PROHIBITED USE																								
USE CATEGORY	USE TYPE	RESIDENTIAL DISTRICTS					BUSINESS DISTRICTS					INDUSTRIAL DISTRICTS				TOURIST DISTRICTS				SPECIALTY DISTRICTS			USE-SPECIFIC STANDARDS	
		SFR-5	MFR-12	MFR-20	MFR-40	RP	OP	BP	BR-1	BR-2	BA	M-1	M-3	M-4	M-5	T-1	T-2	T-4	T-5	AG	HM	MS		
Uses	Boat manufacturing											P			P									
	Bottling plant											P												
	Brewery, winery, or distillery													P	P					S			5.2.B.26.a	
	Cabinet or furniture manufacturing										P	P												
	Cement concrete batching plant														P								5.2.B.26.b	
	Cement concrete or brick products manufacturing														P								5.2.B.26.b	
	Craft distillery													P	P					S			5.2.B.26.a	
	Fish hatchery																			P				
	Food processing (without slaughtering)														P									
	Hydroponic garden facility												P	P	P									
	Manufacturing, assembly, or fabrication, heavy											P		P	P								5.2.B.26.c	
	Manufacturing, assembly, or fabrication, light										P	P	P	P	P									
	Vegetable or fruit packing																			P				
	Warehouse and Freight Movement Uses	Moving and storage facility											P											
		Outdoor storage (as a principal use)														P								5.2.B.27.a
Truck or freight terminal												P											5.2.B.27.b	
Warehouse, distribution												P	P	P										
Warehouse, storage									S		P	P	P	P										
Waste-Related Uses	Construction and demolition debris disposal facility											S											5.2.B.28.a	
	Hazardous waste collection site														S								5.2.B.28.b	
	Incinerator														S									
	Land clearing debris disposal facility											S								S			5.2.B.28.a	
	Materials recovery facility											S												
	Recovered materials processing facility											S			P								5.2.B.28.c	
	Recycling drop-off center										S				P								5.2.B.28.d	

**TABLE 5.2.A.2: PRINCIPAL USE TABLE FOR RESIDENTIAL, BUSINESS, INDUSTRIAL, TOURIST, AND SPECIALTY DISTRICTS**

P = PERMITTED BY RIGHT S = ALLOWED WITH A SPECIAL USE PERMIT PS = ALLOWED WITH A PUBLIC OR SEMIPUBLIC USE PERMIT BLANK CELL = PROHIBITED USE

USE CATEGORY	USE TYPE	RESIDENTIAL DISTRICTS					BUSINESS DISTRICTS					INDUSTRIAL DISTRICTS				TOURIST DISTRICTS				SPECIALTY DISTRICTS			USE-SPECIFIC STANDARDS
		SFR-5	MFR-12	MFR-20	MFR-40	RP	OP	BP	BR-1	BR-2	BA	M-1	M-3	M-4	M-5	T-1	T-2	T-4	T-5	AG	HM	MS	
	Salvage/recycling facility											P											5.2.B.28.e
	Solid waste transfer station														P								
	Tire disposal or recycling facility														P								5.2.B.28.b
	Waste composting														P								5.2.B.28.b
	Waste-to-energy plant														P								
Wholesale Uses	Plant nursery, wholesale																			P			5.2.B.29
	Showroom, wholesale												P	P									
	Other wholesale use										P	P											

**NOTES:**  
1. The "other accommodations" use includes all uses regulated by the prior LDC as "accommodations" other hotels, motels, rooming houses, bed and breakfast facilities, or RV parks—i.e., "rental units intended to be used by transient persons or tourists for overnight or short-term lodging." This use thus included and continues to include vacation rentals as defined in F.S. 509.242 and grandfathered from the 2011 amendment to F.S. 509.032(7) that preempts local government regulation of vacation rentals in accordance with the provisions of that statute.