

2.04.00 Establishment of Zoning Districts

In order to classify, regulate, and restrict the uses of land, water, buildings, and structures; to regulate and restrict the height and bulk of buildings; to regulate the area of yards, courts, and other open spaces between buildings; and to regulate the intensity of land use, all the area of the City of Bartow is classified into one of the following districts:

M	Agriculture
R-1-5A	Single Family Residential
R-1-4A	Single Family Residential
R-1-3A	Single Family Residential
R-1-2A	Single Family Residential
R-1A	Single Family Residential
R-1B	Single Family Residential
R-1	Single Family Residential
R-2	Two-Family Residential
R-3	Multiple Family Residential
R-4	Multiple Family Residential
R-5	High Density Residential
C-1	Downtown Commercial
C-2	Community Commercial
C-3	Highway Commercial
C-4	Neighborhood Commercial
P-1	Professional Office District
P-2	Professional Office District
I-1	Industrial
I-2	Industrial
PI	Public Institutional District
PR	Public Recreation District
CN	Conservation District

2.04.01 Zoning District Summary Tables.

The tables on the following pages present, in a quick-reference form, information regarding permitted and special exception land uses, and development standards for all zoning districts. These tables must be read in conjunction with the regulations for specific zoning districts in Section 2.04.02. The key to the table is as follows:

P	= Permitted Use
S	= Special Exception Use, Board action required
D	= Site Development Plan required, use is permitted upon approval of site development plan
C	= Conditional Use, Board action required

TABLE 2.04.01 (A)
Table of Land Uses

Category/Use	M	R E 1	R E 2	R 1 5 A	R 1 4 A	R 1 3 A	R 1 2 A	R 1 A	R 1 B	R 1	R 2	R 3	R 4	R 5	C 1	C 2	C 3	C 4	P 1	P 2	I 1	I 2	P I	P R	C N
Single Family Detached																									
Single Family; std. construction	P	P	P	P	P	P	P	P	P	P	P	P			S	S	S	S	P	P					
Single Family; Manufactured/Mobile Home													P												
Guest House		S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	P	P					
Manufactured/Mobile Home Subd. or Park													D												
Two Family Residential																									
Duplex											P	P			S	S	S		P	P					
Garage Apartment											P	P			S	S	S		P	P					
Multi Family Residential																									
Apartment Building												P		P	S	S	S	S	P	P					
Boarding House											S	S			S	S	S	S	S	S					
Condominium											D	D		D	S	S	S	S	P	P					
Cluster Homes											D	D							P	P					
Patio Homes											D	D													
Zero Lot-Line Homes											D	D													
Garden Apartments											D	D			S	S	S	S	S	S					
Residential Mixed Use															P	P	P	P							
Group Care Facilities																									
Adult Family Care Home, Family Day Care Home, Family Foster Care		P	P	P	P	P	P	P	P	P	P	P	P	P					P	P			P		
Special Needs Facilities: Child Care Facility, Adult Day Care Center, Assisted Living Facility, Foster Care Facility, Group Home Facility, Hospice Residential Unit		S	S	S	S	S	S	S	S	S	S	S	S	S	D	D	D		P	P			P		
Nursing Home											S	S		D	D	D	D						P		
Lodging																									
Bed & Breakfast	D	D	D	D	D	D	D	D	D	D	D	D							P	P					
Hotel/Motel															P	P	P								
RV Park/Campground	S												D												

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Retail Commercial, No Outdoor Storage or Activities																									
Adult Entertainment Establishment																					D	D			
Appliance Repair															P	P	P				P				
Auto Parts, Retail															P	P	P	P			P				
Bakery															P	P	P	P	P	P	P	P			
Convenience Store (no gas)															P	P	P	P		P	P	P			
Drinking Establishment															D	D	D			D	D	D			
Brewpub															D	D	D								
Filling Station (Convenience store w/gas)															P	P	P	P		P	P	P			
Mini-Warehouse																D	D				P	P			
Pet Services															P	P	P	P	P	P	P	P			
Microbrewery															S	S	S								
Pharmacy															P	P	P	P	P	P			P		
Recreation, Indoor, commercial															P	P	P	P							
Recycling Center (indoor)															P	P	P	P			P	P	P		
Restaurant															P	P	P	P							
Tea Room										S	S	S			P	P	P	P	D	D					
Retail Sales															P	P	P	P							
Retail Shops															P	P	P	P							
Service Station (minor automotive repair)															P	P	P	D			P	P			
Shopping Center (< 150,000 GLA)															D	D	D								
Shopping Center (> 150,000 GLA)															C	C	C								
Veterinary Clinic/Kennel															D	D	P	D	D	D	D	D			
Retail Commercial, Outdoor Storage or Activities																									
Auto/Boat Sales																D	D					D			
Building Supply Sales																P	P				P	P			
Commercial Parking Lot															S										
Flea Market																S	S				P	P			
Major Automotive Repair																P	P				P	P			
Mobile Home/RV Sales																P	P								
Pet Services																P	P				P	P			
Plant Nursery										P	P	P			D	D	P				P	P			
Recreation, outdoor, commercial																D	D				D	D			
Recycling Center (outdoor)																					P	P	P		
Truck Stop																	P				P	P			

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Office/Financial/Medical Facilities/Club																									
Bank/Financial Institution															P	P	P	P	P	P	P	P			
Business Office															P	P	P	P	P	P	P	P			
Clinic				S	S	S	S	S	S	S	S	S	S		P	P	P						P		
Clubs, Community/Fraternal/Veterans												S			P	P	P	P	P	P					
Funeral Home/Mortuary															D	P	P	D	P	P	P	P			
Hospital																							D		
Medical/Health Care Office															P	P	P	P	P	P	P	P			
Medical Laboratory															P	P	P						P		
Personal Services															P	P	P	P	P	P	P	P	P		
Professional Office												S			P	P	P	P	P	P	D	D	P		
Real Estate/Business Office															P	P	P	P	P	P	D	D			
Day Spa												S			P	P	P	P	D	D					
Nonretail/Service Commercial																									
Auto/Boat Repair; no sales															P	D					D	D			
Contractor Storage Yard															D	D					P	P			
Sales/Repair of Heavy Equipment															D	D					P	P			
Warehouse															P	D					D	D			
Wholesale Distributor															P	D					D	D			
Light Industry																									
Airports/Aviation Uses																					P	P	P		
Bottling Plant/Bakery																					P	P			
Food Processing/Packaging																					P	P			
Freight/Truck Terminal																					P	P			
Manufacture of Finished Products																					P	P			
Printing/Publishing															P	P					P	P			
Recycled Materials Processing																					P	P	P		
Sales/Minor Storage of Propane Gas																					P	P			
Heavy Industry																									
Auto Salvage Yard																					D	D			
Bulk Storage of Explosive Gases																					P	P			
Cannery																						P			
Citrus Processing Plant																						P			
Commercial Incinerator																				D	P	P			
Junkyard																						C			
Manufacture of Building Materials																						P			
Manufacture of Explosives																						S			
Processing of Raw Materials																						P			
Slaughterhouse																						S			
Storage of Sand/Gravel/Blocks																					D	P	P		

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Category/Use	M	R E 1	R E 2	R 1 5 A	R 1 4 A	R 1 3 A	R 1 2 A	R 1 A	R 1 B	R 1	R 2	R 3	R 4	R 5	C 1	C 2	C 3	C 4	P 1	P 2	I 1	I 2	P I	P R	C N
Public Service Facilities																									
Auto License/Tag Facility															P	P	P		P	P			P		
City Hall/Municipal Building															P	P	P		P	P			P		
Cemetery	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Communications Tower & Communications Antenna	S D																S D	S D			S	S	S	S	
Construction and Demolition Disposal Site	S																								
Correctional Facility																								C	
Electrical Power Plant																					P	P	P		
Fire Station	D	D	D	D	D	D	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P	
Jail																								C	
Police Station	D	D	D	D	D	D	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P	
Post Office	D	D	D	D	D	D	D	D	D	D	D	D	D	D	P	P	P		P	P			P		
Power Substation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewage Disposal Facility																					P	P	P		
Sewer Lift Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewer/Water Station (on-site)	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Sewer/Water Station (off-site)																					P	P	P	P	
Telephone Switching Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Educational/Cultural Facilities																									
Church	D	S	S	S	S	S	S	S	S	S	S	S	S	S	D	D	D	D	D	D	D	D	D		
Civic Center/Auditorium															P	P	P		P	P	P	P	P	P	
College/University															P	P	P	P					P		
Community Center		S	S	S	S	S	S	S	S	S	S	S	S	S									P	P	
Public Library		S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P			P	P	
Museum		S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P			P	P	
Art Gallery															P	P	P	P	P	P			P	P	
Arboreta, Botanical & Zoological Gardens	S																						S	S	
School (grades K-12)		S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	D	D	D			P		
Vocational/Technical School															P	P	P		P	P	P	P	P		
Recreational Uses																									
Golf Course		D	D	D	D	D	D	D	D	D	D	D	D	D										P	
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, indoor, public		S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P			P	P	
Recreation, outdoor, public		S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	

- (D) Special Exception Uses:
- (1) Residential development may be permitted as a Special Exception use.
- (E) Development Standards: Development standards for uses in this district are detailed in the Table of Development Standards in Section 2.04.01(B). Specifically, standards are established for Maximum Density; Minimum Lot Size; Minimum Lot Width; Minimum Lot Depth; Minimum Floor Area; Floor Area Ratio (as applicable); Setbacks; Maximum Lot Coverage; and Maximum Building Height. Additional requirements are:
- (1) Minimum Lot Requirements: Development site shall be large enough to accommodate all required setbacks, parking, stormwater management and other standards and facilities.
- (2) Maximum Building Height: 40 feet. However, the maximum building height may be increased provided that one additional foot is added to each of the required yards for each additional foot of building height over 40 feet. In such cases the minimum side yard requirement shall be 10 feet plus one foot for each additional foot of building height.
- (3) Minimum Yard Requirements:
- a. Sides: None; however, the side street setback requirement on a corner lot shall be 25 feet.
- (F) Other Requirements: For a Bed and Breakfast: Property shall front on a collector or arterial roadway. Primary points of ingress-egress shall connect to such roadway. Signs shall be in accordance with regulations in Article 4. Parking requirements shall be one space per unit available for rent.

2.04.02.17 C-3 Highway Commercial District.

- (A) FLUM Designation: Commercial Classification
- (B) Purpose: The C-3 highway business district is intended to apply to arterial streets and traffic-ways where business establishments primarily not of a neighborhood or community service type, may properly be located to serve large sections of the city. Such businesses generally require considerable ground area, do not cater directly to pedestrians and need a conspicuous and accessible location convenient for motorists.
- (C) Accessory Uses: Accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided, however, that no accessory structures shall be located on property other

than that on which the principal structure is located. Section 2.05.00 contains detailed guidance and regulations for permitted accessory uses.

- (1) Package sale of beer and wine is an accessory use to a convenience store.

(D) Special Exception Uses:

- (1) Residential development may be permitted as a Special Exception use.

(E) Development Standards: Additional requirements are:

- (1) Minimum Lot Requirements: Development site shall be large enough to accommodate all required parking, stormwater management and other standards and facilities.
- (2) Maximum Building Height: 40 feet. However, the maximum building height may be increased provided that one additional foot is added to each of the required yards for each additional foot of building height over 40 feet. In such cases the minimum side yard requirement shall be 10 feet plus one foot for each additional foot of building height.
- (3) Minimum Yard Requirements:
 - a. Sides: None; however, the side street setback requirement on a corner lot shall be 25 feet.

(F) Other Requirements:

- (1) Bed and Breakfast. Property shall front on a collector or arterial roadway. Primary points of ingress-egress shall connect to such roadway. Signs shall be in accordance with regulations in Article 4. Parking requirements shall be one space per unit available for rent.

2.04.02.18 C-4 Neighborhood Commercial District.

- (A) FLUM Designation: Commercial Classification
- (B) Purpose: The C-4 neighborhood commercial district is intended primarily to meet the limited shopping and service needs of surrounding neighborhoods. Retail stores are intended to include convenience, fashion and durable goods.
- (C) Accessory Uses: Accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures; provided,