

Table 2.3-1: Permitted Principal Uses

USES	RESIDENTIAL DISTRICTS									OFFICE DISTRICTS			COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS		
	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7 ²	I-1	I-2	I-3
RESIDENTIAL																						
Single-Family, Attached			C	C	P	P	P	P		P												
Single-Family, Detached	P	P	P	P	P	P ¹ /C ¹	P ¹ /C ¹	P ¹ /C ¹		P ¹⁰												
Two-Family					P	C	C	C		C												
Multiple-Family						P	P	P		P ¹¹								P	P			
Multiple-Family for the Elderly						P	P	P		P ¹¹								P	P			
Mobile Home									P													
Residential, Above 1 st Floor										P	P							P	P			
Residential, Above 1 st Floor Fronting TOC										P	P		P	P								
Transient Lodging or Social Services								C		C			C	C								
Bed and Breakfast			C	C	C	C	C	P		P			P	P				P	P			
Convents and Monasteries						P	P	P														
Group-Homes, Level I					C	C	C	C		C	C		P			C	C	P	P	C		
Group-Homes, Level II						C	C	C		C	C		P			C	C	P	P	C		
Group-Homes, Level III								C					P			C		P	P	C		
Institutional, Level I						C	C	C		C	C		C			C	C			C		
Institutional, Level II						C	C	C		C	C		C			C	C			C		
Institutional, Level III													C			C				C		
Nursing Homes						C	C	C		C	C		P			C	C		C	C		
Family Day Care Home	P	P	P	P	P	P	P		P													
Rooming Houses, Hostels																						
Level I								C					P	P				C	C			
Level II								C					P	P								
OFFICE																						
Office Uses										P	P	P	P	P	P	P	P	P	P	P	P	P
Office-Type R & D										P	P	P	P	P	P	P	P	P	P	P	P	P
Travel Agencies										P	P	P	P	P	P	P	P	P	P	P	P	P
COMMERCIAL																						
Adult (Regulated) Uses																C	C			C		
Adult Game Arcades														C		C	C	C	C ⁸	C		
Banks, Credit Unions and Savings & Loans										C	C	P	C	P	C	P	P	P	C ⁸	P		
Bars, Lounges and Related Entertainment Uses												C		P		P	P			C		
Bars, Lounges and Related Entertainment Uses located within building containing at least 50,000 sq ft of floor area occupied by hotel, theater, retail shopping, and/or office facilities																		P	P ⁸			
Bars, Lounges and Related Entertainment Uses NOT located within building containing at least 50,000 sq ft of floor area occupied by hotel, theater, retail shopping, and/or office facilities																		C	C ⁸			

Table 2.3-1 (Cont.): Permitted Principal Uses

USES	RESIDENTIAL DISTRICTS									OFFICE DISTRICTS			COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS		
	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7 ²	I-1	I-2	I-3
COMMERCIAL (CONT.)																						
Building Material Sales																						
Level I														p ³		P	P	C		P		
Level II																				P	P	P
Consignment Shops/Thrift Stores													C									
Convenience Sales & Personal Service Uses (All)														P ³ /C ³	P	P	P	P ⁴	P ⁴	C		
Barber Shops										C	C	C	P									
Beauty Shops										C	C	C	P									
Candy, nut and confectionery stores													P									
Card Shops													P									
Cosmetic Stores													P									
Day Spas										C	C	C	P									
Fabric Stores													P									
Facial and Scalp Treatment Service										P	P	P										
Flower Shops													P									
Convenience Stores														P ³ /C ³	P	P	P	C	C ⁸	C		
Day Care Centers			C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C ⁸	P		
Department Stores																P	P	P	P ⁸			
Food Stores														P ³ /C ³		P	P	P	C ⁸	P		
Funeral Homes and Crematoriums										P	P	P	P	P		P	P			P		
Hotels										P	P	P		P		P	P	P	P	P		
Indoor Commercial Recreation Uses														P		P	P	C	C ⁸	P		
Indoor Gun Clubs and Shooting Galleries														P		P	P			P		
Kennels														P ⁷		P ⁷				P ⁷	P ⁷	P ⁷
Laundry and Cleaning Establishments, Level I														P	P	P	P		C ⁸	P		
Laundry and Cleaning Establishments, Level II														P	P	P	P			P		
Laundry, Cleaning and related garment service pick-up stations serving primarily the public													P	P	P	P	P			P		
Liquor Stores														P ³ /C ³	P	P	P	C	C ⁸	C		
Marine Uses														P			P			P	P	P
Medical Marijuana Dispensing Facilities ¹²											P	P	P	P	P	P	P	P	P	P		
Mobile Home Sales, Rental & Service Agencies														P			P			P	P	P
Motels										P	P	P	P	P		P	P	P	P	P		
Motor Vehicle & Boat Uses																						
Sales, Rental Uses													C	P			P			P		
Fuel Sales Uses													C	P	C	P	P	C		P		
Services Uses													C	P	C	P	P	C		P		
Parts & Accessory Stores													C	P		P	P	C		P		
Repair, Retail													C	P						P	P	P
Neighborhood Convenience Centers			C	C	C	C	C	C		C	C											

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COMMERCIAL (CONT.)																						
Office Support Retail Uses											P	P	P	P		P	P	P	P	P		
Outdoor Commercial Recreation														C		C	C			C	C	C
Outdoor Retail Sales – New/Used														P ³ /C ³						C	C	
Outdoor Storage of Boats, Motor Home and Trailers, Retail Service														P ³ /C ³						P	P	P
Pest Control Services and Exterminators														P						P	P	P
Pet Day Care																		C	C			
Recycling Collection Centers														P		P	P			P	P	P
Restaurants																						
Serving Limited Clientele												P						P	P ⁸			
Carry Out											P	P	P	P	P	P	P	P	P ⁸	P		
Sandwich Shops, Snack Bars											P	P	P	P	P	P	P	P	P ⁸	P		
Low Turn-Over												P	P	P	P	P	P	P	P ⁸	P		
High Turn-Over												P	P	P	P	P	P	P	P ⁸	P		
Very High Turn-Over														P	P	P	P	P	C ⁴			
Recreation Vehicle Parks									C						P	P						
Shopping Centers																						
Neighborhood															P	P	P	C				
Community																P	P					
Regional																	P					
Single-Destination Commercial Uses (All)														P ³ /C ³	P	P		C ⁵		P ⁶		
Locksmith Establishments													P									
Medical Supply Stores													P									
Payday Loans and Check Cashing Establishments													C									
Trophy Shops													P									
Specialty Comparison Commercial Uses (All)													P ³ /C ³	P	P	P	P	P	P			
Art and Drafting supply stores													P									
Art Merchandising Studios													P									
Book Stores													P									
Camera and Photographic Supply Stores													P									
Candle Shops													P									
Gift Shops													P									
Hearing Aid Stores													P									
Interior Decorator Showrooms													P									
Jewelry Sales and Repair Stores													P									
Leather and Luggage Stores													P									
Music and Record Stores													P									
Music Instrument Stores													P									
Optician Retail Stores													P									
Orthopedic and Artificial Limb Stores													P									
Souvenir Shops													P									
Veterinary Clinics and Hospitals										P				P ⁷	P ⁷	P ⁷	P ⁷			P ⁷	P ⁷	P ⁷

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INDUSTRIAL																						
Industrial-Type Service Establishments																						
Level I (All)																				P	P	P
Catering Establishments														P				P	P			
Level II																				C	P	P
Level III																						C
Industrial Uses																						
Level I																				P	P	P
Level II																				C	P	P
Level III																						C
Research and Development Facilities of an Industrial Nature																				C	C	C
Scrap, Waste and Reclaimed Materials Trade																						
Level I																					C	C
Level II																						C
Airports, Landing Fields and Heliports																					C	C
Railroad Marshalling Yards																						C
Transit Storage and Maintenance Facilities																					P	P
Transit Terminal Facilities														P			P	C		P	P	P
Warehousing and Motor Freight																						
Transportation Uses																						
Level I																				P	P	P
Mini-Warehousing and Storage														P						P	P	P
Level II																				C	P	P
Level III																						C
Wholesale Trade Uses																						
Level I																				P	P	P
Level II																				C	P	P
Level III																						C
COMMUNITY FACILITIES																						
Community Gardens	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Public & Quasi-Public Non-Commercial																						
Principal Uses																						
Level I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P		
Level II	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P			P		
Public & Quasi-Public Non-Commercial																						
Principal Uses for Munn Park and Downtown Districts																						
Level I																		P	P			
Level II																		P	P			
Churches, Synagogues and Other Houses of Worship ³	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P		

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USES	RESIDENTIAL DISTRICTS									OFFICE DISTRICTS			COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS		
	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7 ²	I-1	I-2	I-3
Colleges, Junior Colleges, Universities and Seminaries	C	C	C	C	C	C	C	C				P				P	P	P	P			
MISCELLANEOUS																						
Broadcast & Transmission Towers	C	C	C	C	C	C	C	C		P	P	P		P			P			P	P	P
Broadcast & Transmission Towers atop buildings greater than 50 ft																		P				
Communication Studios	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	P	P	P	P
Enclosed Storage for use by residents									P													
Ground-Mounted Personal Wireless Service Facilities	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P			P	P	P
Outdoor storage for use by residents									P													
Parking Facilities																						
Parking Garages as Principal Uses												P		P		P	P	P	C	P	P	P
Parking Lots as Principal Uses, not operated accessory to a use on another parcel										P	P	P	P	P	P	P	P	P	C	P	P	P
Parking Lots as Principal Uses, operated accessory to a use on another parcel	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	C	P	P	P
Solar Power Generation Facilities																				P	P	P
Utility and Essential Service Facilities																						
Level I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Level II	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C
Level III																						C
Vocational Training for activities permitted in the district where located										P	P	P	P	P		P	P	P	P	P	P	
Agricultural Production, Crops, Level I																				C	C	
Agricultural Services																				P	P	P

Footnotes:

- ¹ By right: single-family detached residential buildings on lots which were platted and of public record on or before March 1, 1993, in accordance with single-family district development regulations. By conditional use: subdivisions for single-family detached residential, platted and placed on public record after March 1, 1993, designed for development in accordance with single-family district development standards.
- ² For all properties zoned C-7 on Kentucky and Tennessee Avenues and those segments of Lemon, Main and Pine Streets between Florida Avenue and Massachusetts Avenue, the retail and/or service uses shall occupy at least 60 percent of the building street frontage at the street level.
- ³ By right up to 40,000 square feet of gross floor area either alone or in combination with other uses on entire site. By conditional use over 40,000 square feet of gross floor area.
- ⁴ But not including coin-operated laundry and dry cleaning establishments and tattoo parlors.
- ⁵ But not including payday loan and check cashing establishments, greenhouses and monument sales establishments.
- ⁶ But not including pawn shops and payday loan and check cashing establishments.
- ⁷ All facilities in completely enclosed buildings.
- ⁸ Denotes uses which qualify as retail or service for purposes of complying with core ground floor use requirements specified in footnote no. 2.
- ⁹ Minimum lot area of 20,000 square feet; 40,000 square feet if total seating capacity over 150.
- ¹⁰ In accordance with RA-3/RA-4 standards for applicable context sub-district.
- ¹¹ In accordance with MF-22 standards for applicable context sub-district.
- ¹² Shall not be located within 500 feet of the real property that comprises a public or private elementary school, middle school or secondary school unless the location is approved by the Planning and Zoning Board following a public hearing and upon a determination by the Board that the location promotes the health, safety, and the general welfare of the community.

(Ord. No. 5455, 07-21-14; Ord. No. 5522, 07-20-15, Ord. No 5645, 07-17-17)

Table 2.3-2: Permitted Accessory Uses

USES	RESIDENTIAL DISTRICTS									OFFICE			COMMERCIAL DISTRICTS							INDUSTRIAL		
	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7	I-1	I-2	I-3
RESIDENTIAL																						
Convents and Monasteries												P										
Dormitories						C	C	C				P										
Fraternities and Sororities						C	C	C				P										
Family Day Care Home										P												
INDUSTRIAL																						
Dwelling Unit for Caretaker within Warehouse or Industrial Facility														P						P	P	P
MISCELLANEOUS																						
Any use typically incidental to a principal use permitted by right when conducted as an Accessory to such principal use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Any use typically incidental to a principal use permitted as a conditional use when conducted as an Accessory to such a principal use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care Center accessory to Houses of Worship	C	C	C	C	C	C	C	C		C	P	P	P	P	P	P	P	P	P			
Electric Vehicle Charging Facilities ⁴																						
Level I & II	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Level III																						
Foster Care Services accessory to single-family dwelling units	P	P	P	P	P	P	P	P	P	P												
Golf Courses and other recreational facilities									P													
Home Offices accessory to dwelling units ¹	P	P	P	P	P	P	P	P	P	P	P							P	P			
Home Businesses accessory to single-family detached dwelling units ¹	P	P	P	P	P	P	P	P		P												
Private Concession uses operated on land owned by the City of Lakeland	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Secondary Dwelling Unit accessory to single-family detached dwelling units ²	P	P	P	P	P	P	P	P		P												
Structure-Mounted Personal Wireless Service Facilities ³	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility-Pole Mounted Personal Wireless Service Facilities ³	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Footnotes:																						
1: In accordance with Section 5.10 (Home Occupations)											2: In accordance with Section 4.3 (Accessory Dwelling Units)											
3: In accordance with Section 5.18 (Personal Wireless Service Facilities)											4: In accordance with Section 5.9 (Electric Vehicle Charging Facilities)											

(Ord. No. 5455, 07-21-14)