

North American Industry Classification System (NAICS), the Institute of Transportation Engineers (ITE) manual, their successors, or another accepted professional reference.

- B. **Non-Residential Uses in Corridor Districts.** Business activity and deliveries in CT and COR are prohibited between 10 pm and 5 am. No waivers shall be granted to alter hours of operation.
- C. **Residential Uses in Corridor Districts.** Developments proposed to incorporate residential uses in Corridor districts (CT and COR) shall contain a minimum of two (2) distinct primary uses according to [Table 3.2.3.1.](#)
  - (1). **Residential Uses.** Unless the City Commission approves a horizontal mixed-use alternative per paragraph a. below, residential uses in the Corridor districts shall be part of a project that is vertically integrated with non-residential uses. The residential use may not exceed 65% of the total FAR. When residential uses are included, the other uses shall be commercial, industrial, and/or office. Amenity areas provided for the enjoyment of residents or patrons shall not contribute to the non-residential percentage. A mixture of uses is not required in every structure when multiple buildings are proposed. Mixed-use buildings or commercial uses shall be oriented toward the front property line(s).
    - a. **Horizontal Mixed-Use Alternative.** Horizontal mixing of uses may be authorized when the residential and non-residential uses meet all the following standards:
      1. The proposed development shall have a binding concept plan approved by City Commission through the mandatory Master Concept Plan process described in [Chapter 2, Article II, Section 2.2.10.](#) of this ULDC;
      2. The residential uses include at least two distinct housing types. Single-family detached and two-family residential is prohibited;
      3. All residential use areas are within 0.25-miles or 1,320-feet from the non-residential uses;
      4. The residential and nonresidential uses are functionally integrated with:
        - i. Shared public space, parking, and amenity areas;
        - ii. Internal connecting pedestrian, bicycle, multi-use trails, and roadways; and
        - iii. Shared external access points.

**Table 3.2.3.1. Use Table**

Additional restrictions apply in the Conservation Restricted Overlay District, the Myakka River Protection Zone, and adjacent to wetlands per [Chapter 6, Article III.](#) [Chapter 6, Article VI.](#) and [Chapter 6, Article VIII.](#) of this ULDC.

RESIDENTIAL USES	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Accessory Dwelling Unit	A	A	A	A	A	A	A	A	A	A	A	X
Assisted Living Facilities, and Group Homes, ≤ 6 beds	P	P	P	P	P	X	X	X	X	X	X	X
Assisted Living Facilities, and Group Homes, > 6 beds	X	X	X	X	X	P	X	X	X	X	P	X
Assisted Living Facilities, 50+ Beds	X	X	P	X	X	X	X	P	X	X	P	X
Cluster Housing	X	X	P	P	P	X	P <sup>3</sup>	X	X	X	P	X

<b>RESIDENTIAL USES</b>	<b>AG</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MH</b>	<b>C</b>	<b>CT</b>	<b>COR</b>	<b>I-1</b>	<b>I-2</b>	<b>GU</b>	<b>EC</b>
<b>Manufactured Homes</b>	X	X	X	X	P	X	X	X	X	X	X	X
<b>Multi-Family</b>	X	X	X	P	X	P <sup>4</sup>	P	P	X	X	P	X
<b>Single-Family Detached</b>	P	P	P	X	P	X	X	X	X	X	X	X
<b>Single-Family Attached</b>	X	X	P	P	P	X	P <sup>3</sup>	SE	X	X	X	X

<b>NONRESIDENTIAL USES</b>	<b>AG</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MH</b>	<b>C</b>	<b>CT</b>	<b>COR</b>	<b>I-1</b>	<b>I-2</b>	<b>GU</b>	<b>EC</b>
<b>Adult Arcades</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Agriculture</b>	P	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	X	X	X	P	X	P	X
<b>Agriculture, Industrial</b>	X	X	X	X	X	X	X	X	P	P	P	X
<b>Agritourism and Ecotourism</b>	P	X	X	X	X	X	X	X	X	X	X	SE
<b>Animal Boarding<sup>1</sup></b>	SE	X	X	X	X	P	X	P	X	X	P	X
<b>Animal Daycare</b>	P	X	X	X	X	P	P	P	X	X	X	X
<b>Animal Hospitals &amp; Veterinary Offices<sup>1</sup></b>	P	X	X	X	X	P	P	P	X	X	P	X
<b>Animal Sanctuaries &amp; Rescues<sup>1</sup></b>	P	X	X	X	X	P	X	X	X	X	P	SE
<b>Automobile Junkyards</b>	X	X	X	X	X	X	X	X	X	SE	X	X
<b>Automobile Repair Shops, Major</b>	X	X	X	X	X	SE	X	SE	P	P	P	X
<b>Automobile Repair Shops, Minor</b>	X	X	X	X	X	P	X	P	P	P	P	X
<b>Banks and Financial Institutions</b>	X	X	X	X	X	P	P	P	P	P	X	X
<b>Bar or Nightclub</b>	X	X	X	X	X	P	SE	P	X	X	X	X
<b>Bed and Breakfast</b>	SE	X	X	X	X	P	P	P	X	X	X	X
<b>Borrow Pit, General or Minor</b>	SE	SE	SE	SE	SE							
<b>Borrow Pit, Major or Conceptual</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Campground or Retreat</b>	CU	X	X	X	X	SE	X	SE	X	X	X	SE
<b>Car Wash<sup>1</sup></b>	X	X	X	X	X	P	X	SE	P	X	P	X
<b>Cemeteries</b>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	X	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	X	X	P	X
<b>Community Gardens<sup>1</sup></b>	P	P	P	P	P	P	P	P	X	X	P	X
<b>Conservation</b>	P	P	P	P	P	X	X	X	X	X	P	P

NONRESIDENTIAL USES												
	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
<b>Craft Brewery, Distillery, Winery</b>	X	X	X	X	X	P	SE	P	P	P	X	X
<b>Crematories</b>	X	X	X	X	X	X	X	X	SE	P	P	X
<b>Daycare Facilities, All Ages<sup>6</sup></b>	P	X	X	SE	X	P	P	P	X	X	P	X
<b>Dealership, Automobile Sales, and Rental</b>	X	X	X	X	X	P	X	SE	P	X	X	X
<b>Dealership, Boats, and Recreational Vehicles Sales and Rentals</b>	X	X	X	X	X	P	X	SE	SE	X	X	X
<b>Earthmoving, incidental, Dredging, and Stockpiling, limited per <a href="#">Section 4.5.3.C.</a></b>	P	P	P	P	P	P	P	P	P	P	P	P
<b>Electric Vehicle Charging Station, Public<sup>1</sup></b>	X	X	X	A	A	P	A	P	P	P	P	X
<b>Equestrian Stables and Boarding</b>	P	X	X	X	X	X	X	X	X	X	X	SE
<b>Essential Services, Major</b>	P	P	P	P	P	P	P	P	P	P	P	P
<b>Essential Services, Minor</b>	P	P	P	P	P	P	P	P	P	P	P	P
<b>Farmer's Markets</b>	SE	X	X	X	X	P	SE	X	X	X	P	SE
<b>Food Truck Park<sup>1</sup></b>	X	X	X	X	X	P	P	P	P	X	P	X
<b>Funeral Homes</b>	X	X	X	X	X	P	X	P	X	X	X	X
<b>Game Reserves, Public or Private</b>	SE	X	X	X	X	X	X	X	X	X	X	SE
<b>Golf Course</b>	X	X	X	X	X	X	X	X	X	X	P	X
<b>Golf, Driving Range</b>	X	X	X	X	X	P	X	P	X	X	P	X
<b>Golf, Miniature</b>	X	X	X	X	X	P	SE	P	X	X	P	X
<b>Heavy Machinery Repair and Rental</b>	X	X	X	X	X	X	X	X	P	P	P	X
<b>Heavy Machinery Sales</b>	X	X	X	X	X	X	X	SE	SE	P	X	X
<b>Helipads<sup>1,2</sup></b>	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SE
<b>Hospital</b>	X	X	X	X	X	P	X	SE	SE	SE	P	X
<b>Hotel</b>	X	X	X	X	X	P	X	P	X	X	P	SE
<b>Incinerators</b>	X	X	X	X	X	X	X	X	SE	P	P	X
<b>Industrial, Heavy</b>	X	X	X	X	X	X	X	X	X	P	P	X
<b>Industrial, Light</b>	X	X	X	X	X	SE	X	SE	P	P	P	X

<b>NONRESIDENTIAL USES</b>												
	<b>AG</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MH</b>	<b>C</b>	<b>CT</b>	<b>COR</b>	<b>I-1</b>	<b>I-2</b>	<b>GU</b>	<b>EC</b>
<b>Laboratories, Research, Medical, Testing</b>	X	X	X	X	X	SE	SE	SE	P	P	P	X
<b>Laundromat/Dry Cleaning Store</b>	X	X	X	A	A	P	P	P	P	P	P	X
<b>Medical and Dental Offices</b>	X	X	X	X	X	P	P	P	X	X	P	X
<b>Mining</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Mobile Food Vendor</b>	P	X	X	P	P	P	P	P	P	P	P	X
<b>Model Homes<sup>1</sup></b>	X	CU	CU	X	CU	SE	SE	X	X	X	X	X
<b>Museums and Galleries</b>	X	X	X	X	X	P	P	P	P	P	P	X
<b>Office, No Outdoor Storage</b>	A	A	A	A	A	P	P	P	P	P	P	X
<b>Office, Outdoor Storage</b>	X	X	X	X	X	P	X	P	P	P	X	X
<b>Oil or Natural Gas Exploration or Production</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Pain Management Clinics</b>	X	X	X	X	X	P	X	SE	X	X	X	X
<b>Parking, Offsite or Commercial<sup>1</sup></b>	X	X	X	X	X	P	P	P	P	P	P	X
<b>Personal Services</b>	A	A	A	A	A	P	P	P	P	P	P	X
<b>Personal Storage Facilities<sup>1</sup></b>	X	X	X	X	X	P	X	P	X	X	X	X
<b>Phosphate Mining</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Places of Assembly, Small Scale</b>	CU	CU	CU	CU	X	P	P	P	X	X	P	X
<b>Places of Assembly, Large Scale</b>	X	X	X	X	X	P	X	P	X	X	P	X
<b>Radio and TV Stations</b>	X	X	X	X	X	P	X	P	P	P	P	X
<b>Recreation Facilities, Public or Private</b>	P	X	X	P	P	P	P	P	X	X	P	SE
<b>Recreation, Commercial</b>	X	X	X	X	X	P	SE	P	X	X	P	X
<b>Recreation, Passive</b>	P	P	P	P	P	P	P	P	X	X	P	P
<b>Recreation, Pocket Park</b>	P	P	P	P	P	P	P	P	P	P	P	P
<b>Refineries</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Resort</b>	X	X	X	X	X	P	X	P	X	X	X	X
<b>Restaurant</b>	CU	X	X	X	X	P	P	P	P	X	P	X
<b>Retail Sales and Services</b>	X	X	X	A	X	P	P	P	X	X	P	X
<b>RV Resort</b>	X	X	X	X	X	X	X	SE	X	X	X	X
<b>Schools, Post-Secondary Institutions</b>	X	X	X	X	X	P	X	P	P	P	P	X

NONRESIDENTIAL USES												
	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
<b>Schools, Public or Private (Pre-K through 12)</b>	P	P	P	P	X	P	P	P	X	X	P	X
<b>Sexually Oriented Business</b>	X	X	X	X	X	X	X	X	P	P	X	X
<b>Shooting Range/Archery - Indoor</b>	SE	X	X	X	X	P	X	P	X	X	P	X
<b>Shooting Range/Archery - Outdoor</b>	SE	X	X	X	X	X	X	X	X	X	P	SE
<b>Slaughterhouses</b>	X	X	X	X	X	X	X	X	X	SE	X	X
<b>Social Services</b>	SE	X	X	X	X	P	P	P	P	X	P	X
<b>Solar Arrays</b>	A	A	A	A	A	A	A	A	A	A	A	X
<b>Solar Facility and Floatovoltaics</b>	P	X	X	X	X	X	X	X	X	X	P	X
<b>Stadiums and Commercial Sports Complexes</b>	X	X	X	X	X	SE	X	SE	X	X	P	X
<b>Tasting Room</b>	CU	X	X	X	X	P	P	P	X	X	X	X
<b>Theatres, Auditoriums, and Performance Halls</b>	X	X	X	X	X	P	X	P	X	X	P	X
<b>Transportation Terminals</b>	X	X	X	X	X	SE	X	SE	P	P	P	X
<b>Travel Center</b>	X	X	X	X	X	X	X	X	SE	X	X	X
<b>Truck Stop</b>	X	X	X	X	X	X	X	X	X	P	P	X
<b>Vehicle Fueling Station<sup>1</sup></b>	X	X	X	X	X	P	X	SE	SE	P	P	X
<b>Warehouse and Wholesale</b>	X	X	X	X	X	X	X	P	P	P	P	X
<b>Well Stimulation (any production using)</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Wireless Communication Tower, Camouflaged<sup>1</sup></b>	P	P	P	P	P	P	P	P	P	P	P	P
<b>Wireless Communication Tower<sup>1</sup></b>	X	X	X	X	X	X	X	X	P	P	P	X

<sup>1</sup> The uses with this footnote have additional design requirements in [Article IX](#).

<sup>2</sup> Helipads associated with hospital uses and other emergency services are permissible accessory uses, exempt from the Special Exception requirements. Requirements of [Article IX](#), Specific Use Standards, apply.

<sup>3</sup> Subject to the Use Standards in [Section 3.2.3.C](#).

<sup>4</sup> Multi-Family development in the Commercial district shall be constructed as part of a vertical, mixed-use development. No residential uses may be located below the second floor of the structure.

<sup>5</sup> Allowed as an accessory to a religious institution.

<sup>6</sup>Daycare facilities following the Florida Statutory requirements of Family Daycare Homes do not require a Special Exception.