

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 ³	X	X	X	P	X

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

NONRESIDENTIAL USES	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Adult Arcades	X	X	X	X	X	X	X	X	X	X	X	X
Agriculture	P	A ¹	A ¹	A ¹	A ¹	X	X	X	P	X	P	X
Agriculture, Industrial	X	X	X	X	X	X	X	X	P	P	P	X
Agritourism and Ecotourism	P	X	X	X	X	X	X	X	X	X	X	SE
Animal Boarding ¹	SE	X	X	X	X	P	X	P	X	X	P	X
Animal Daycare	P	X	X	X	X	P	P	P	X	X	X	X
Animal Hospitals & Veterinary Offices ¹	P	X	X	X	X	P	P	P	X	X	P	X
Animal Sanctuaries & Rescues ¹	P	X	X	X	X	P	X	X	X	X	P	SE
Automobile Junkyards	X	X	X	X	X	X	X	X	X	SE	X	X
Automobile Repair Shops, Major	X	X	X	X	X	SE	X	SE	P	P	P	X
Automobile Repair Shops, Minor	X	X	X	X	X	P	X	P	P	P	P	X
Banks and Financial Institutions	X	X	X	X	X	P	P	P	P	P	X	X
Bar or Nightclub	X	X	X	X	X	P	SE	P	X	X	X	X
Bed and Breakfast	SE	X	X	X	X	P	P	P	X	X	X	X
Borrow Pit, General or Minor	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Borrow Pit, Major or Conceptual	X	X	X	X	X	X	X	X	X	X	X	X
Campground or Retreat	CU	X	X	X	X	SE	X	SE	X	X	X	SE
Car Wash ¹	X	X	X	X	X	P	X	SE	P	X	P	X
Cemeteries	P ⁵	P ⁵	P ⁵	P ⁵	X	P ⁵	P ⁵	P ⁵	X	X	P	X
Community Gardens ¹	P	P	P	P	P	P	P	P	X	X	P	X
Conservation	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
Craft Brewery, Distillery, Winery	X	X	X	X	X	P	SE	P	P	P	X	X
Crematories	X	X	X	X	X	X	X	X	SE	P	P	X
Daycare Facilities, All Ages ⁶	P	X	X	SE	X	P	P	P	X	X	P	X
Dealership, Automobile Sales, and Rental	X	X	X	X	X	P	X	SE	P	X	X	X
Dealership, Boats, and Recreational Vehicles Sales and Rentals	X	X	X	X	X	P	X	SE	SE	X	X	X
Earthmoving, incidental, Dredging, and Stockpiling, limited per Section 4.5.3.C.	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station, Public ¹	X	X	X	A	A	P	A	P	P	P	P	X
Equestrian Stables and Boarding	P	X	X	X	X	X	X	X	X	X	X	SE
Essential Services, Major	P	P	P	P	P	P	P	P	P	P	P	P
Essential Services, Minor	P	P	P	P	P	P	P	P	P	P	P	P
Farmer's Markets	SE	X	X	X	X	P	SE	X	X	X	P	SE
Food Truck Park ¹	X	X	X	X	X	P	P	P	P	X	P	X
Funeral Homes	X	X	X	X	X	P	X	P	X	X	X	X
Game Reserves, Public or Private	SE	X	X	X	X	X	X	X	X	X	X	SE
Golf Course	X	X	X	X	X	X	X	X	X	X	P	X
Golf, Driving Range	X	X	X	X	X	P	X	P	X	X	P	X
Golf, Miniature	X	X	X	X	X	P	SE	P	X	X	P	X
Heavy Machinery Repair and Rental	X	X	X	X	X	X	X	X	P	P	P	X
Heavy Machinery Sales	X	X	X	X	X	X	X	SE	SE	P	X	X
Helipads ^{1,2}	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SE
Hospital	X	X	X	X	X	P	X	SE	SE	SE	P	X
Hotel	X	X	X	X	X	P	X	P	X	X	P	SE
Incinerators	X	X	X	X	X	X	X	X	SE	P	P	X
Industrial, Heavy	X	X	X	X	X	X	X	X	X	P	P	X
Industrial, Light	X	X	X	X	X	SE	X	SE	P	P	P	X

NONRESIDENTIAL USES												
	AG	R-1	R-2	R-3	MH	C	CT	COR	I-1	I-2	GU	EC
Laboratories, Research, Medical, Testing	X	X	X	X	X	SE	SE	SE	P	P	P	X
Laundromat/Dry Cleaning Store	X	X	X	A	A	P	P	P	P	P	P	X
Medical and Dental Offices	X	X	X	X	X	P	P	P	X	X	P	X
Mining	X	X	X	X	X	X	X	X	X	X	X	X
Mobile Food Vendor	P	X	X	P	P	P	P	P	P	P	P	X
Model Homes ¹	X	CU	CU	X	CU	SE	SE	X	X	X	X	X
Museums and Galleries	X	X	X	X	X	P	P	P	P	P	P	X
Office, No Outdoor Storage	A	A	A	A	A	P	P	P	P	P	P	X
Office, Outdoor Storage	X	X	X	X	X	P	X	P	P	P	X	X
Oil or Natural Gas Exploration or Production	X	X	X	X	X	X	X	X	X	X	X	X
Pain Management Clinics	X	X	X	X	X	P	X	SE	X	X	X	X
Parking, Offsite or Commercial ¹	X	X	X	X	X	P	P	P	P	P	P	X
Personal Services	A	A	A	A	A	P	P	P	P	P	P	X
Personal Storage Facilities ¹	X	X	X	X	X	P	X	P	X	X	X	X
Phosphate Mining	X	X	X	X	X	X	X	X	X	X	X	X
Places of Assembly, Small Scale	CU	CU	CU	CU	X	P	P	P	X	X	P	X
Places of Assembly, Large Scale	X	X	X	X	X	P	X	P	X	X	P	X
Radio and TV Stations	X	X	X	X	X	P	X	P	P	P	P	X
Recreation Facilities, Public or Private	P	X	X	P	P	P	P	P	X	X	P	SE
Recreation, Commercial	X	X	X	X	X	P	SE	P	X	X	P	X
Recreation, Passive	P	P	P	P	P	P	P	P	X	X	P	P
Recreation, Pocket Park	P	P	P	P	P	P	P	P	P	P	P	P
Refineries	X	X	X	X	X	X	X	X	X	X	X	X
Resort	X	X	X	X	X	P	X	P	X	X	X	X
Restaurant	CU	X	X	X	X	P	P	P	P	X	P	X
Retail Sales and Services	X	X	X	A	X	P	P	P	X	X	P	X
RV Resort	X	X	X	X	X	X	X	SE	X	X	X	X
Schools, Post-Secondary Institutions	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
Schools, Public or Private (Pre-K through 12)	P	P	P	P	X	P	P	P	X	X	P	X
Sexually Oriented Business	X	X	X	X	X	X	X	X	P	P	X	X
Shooting Range/Archery - Indoor	SE	X	X	X	X	P	X	P	X	X	P	X
Shooting Range/Archery - Outdoor	SE	X	X	X	X	X	X	X	X	X	P	SE
Slaughterhouses	X	X	X	X	X	X	X	X	X	SE	X	X
Social Services	SE	X	X	X	X	P	P	P	P	X	P	X
Solar Arrays	A	A	A	A	A	A	A	A	A	A	A	X
Solar Facility and Floatovoltaics	P	X	X	X	X	X	X	X	X	X	P	X
Stadiums and Commercial Sports Complexes	X	X	X	X	X	SE	X	SE	X	X	P	X
Tasting Room	CU	X	X	X	X	P	P	P	X	X	X	X
Theatres, Auditoriums, and Performance Halls	X	X	X	X	X	P	X	P	X	X	P	X
Transportation Terminals	X	X	X	X	X	SE	X	SE	P	P	P	X
Travel Center	X	X	X	X	X	X	X	X	SE	X	X	X
Truck Stop	X	X	X	X	X	X	X	X	X	P	P	X
Vehicle Fueling Station¹	X	X	X	X	X	P	X	SE	SE	P	P	X
Warehouse and Wholesale	X	X	X	X	X	X	X	P	P	P	P	X
Well Stimulation (any production using)	X	X	X	X	X	X	X	X	X	X	X	X
Wireless Communication Tower, Camouflaged¹	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Communication Tower¹	X	X	X	X	X	X	X	X	P	P	P	X

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

² 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.

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

⁴ 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.

⁵ Allowed as an accessory to a religious institution.

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