

**LDCT 23-03 / ORDINANCE 23-09**  
**ESTABLISH THE RECREATION/OPEN SPACE (R/OS) ZONING DISTRICT**  
**COUNTY INITIATED LAND DEVELOPMENT CODE TEXT AMENDMENT**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING LAND DEVELOPMENT CODE CHAPTER 2 – DEFINITIONS, CHAPTER 4 - ZONING, AND CHAPTER 5 – STANDARDS FOR ACCESSORY AND SPECIFIC USES AND STRUCTURES, TO ESTABLISH THE RECREATION/OPEN SPACE (R/OS) ZONING DISTRICT; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED** by the Board of County Commissioners of Manatee County:

**Section 1. Purpose and Intent.** This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Part II of Chapter 163, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

**Section 2. Findings.** The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. The proposed text amendment includes Chapter 2 – Definitions, Chapter 4 -Zoning, and Chapter 5 – Standards for Accessory and Specific Uses and Structures to provide language to establish the Recreation/Open Space (R/OS) Zoning District and to address any related grammatical errors.
2. The Comprehensive Plan, adopted via Ordinance 89-01, established the Recreation/Open Space (R/OS) Future Land Use Category to recognize major recreation and permanent open space lands, historic sites, and other areas for the preservation of cultural and recreational amenities.
3. The Land Development Code was updated to recognize the adoption of the Comprehensive Plan, via Ordinance 90-01. However, a Zoning District was not established to recognize the Recreation/Open Space (R/OS) Future Land Use Category and related uses/facilities.
4. The County has initiated LDC Text Amendment No. LDCT-23-03 (the “LDC Text Amendment”) to establish the Recreation/Open Space (R/OS) Zoning District in the Land Development Code to address the current disconnect between the Comprehensive Plan and the Land Development Code for these types of uses / facilities.
5. The Manatee County Planning Commission has been duly designated in Section 301, Land Development Code as the Local Planning Agency of the County.
6. Section 163.3174(4)c, Florida Statutes, provides that the Local Planning Agency shall review proposed land development regulations and make recommendations to the governing body as to consistency of the proposed land development regulations with the adopted Comprehensive Plan.

7. Section 301.1.D., Land Development Code, authorizes the Planning Commission to hold public hearings and make recommendations as to proposed amendment to the text of the Land Development Code.
8. The Planning Commission, acting its capacity as the Local Planning Agency, held a duly noticed and advertised public hearing on March 9, 2023, as to the proposed LDC Text Amendment and found it to be consistent with the Manatee County Comprehensive Plan and the standards for review in Section 341, Land Development Code and has recommended their adoption to the Board.
9. The Board of County Commissioners held a duly noticed and advertised public hearings on March 23, 2023 and April 27, 2023, to receive public comments and consider the recommendation of the Planning Commission as to the LDC Text Amendment.
10. The adoption of the LDC Text Amendment will foster and preserve the public health, safety and welfare and aid in the harmonious, orderly, and progressive development of Manatee County and thus will serve a valid public purpose.

**Section 3. Adoption of the Land Development Code Text Amendment.** The Land Development Code Text Amendment attached to this Ordinance and incorporated herein as Exhibit "A" are hereby adopted as an Amendment to the Land Development Code of the County. The Land Development Code Text Amendment shall consist of the following Chapter and Section of the Land Development Code as set forth in the following Exhibit "A", with deleted text indicated by ~~strikethrough~~ and added text indicated by underline:

#### **CHAPTER 2, DEFINITIONS**

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- Section 201, *Abbreviations & Acronyms*, revision to the existing R/OS acronym to match the existing Recreation/Open Space (R/OS) Future Land Use Category;

#### **CHAPTER 4, ZONING**

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- Section 400.8., *Future Land Use Categories and Zoning Districts – Table 4-1: Future Land Uses Categories and Zoning District*, provide grammatical corrections and reordering/rename of the R/OS (Recreation/Open Space) category/district;
- Section 401., *Standard Zoning Districts Established – 401.1. Purpose of Districts*, add the Recreation/Open Space (R/OS) zoning district to provide language for the purpose of the district and reordering of existing Zoning Districts;
- Section 401., *Standard Zoning Districts Established – 401.2. Schedule of Uses*, add the Recreation/Open Space (R/OS) zoning district to the schedule of uses;

#### **CHAPTER 5, STANDARDS FOR ACCESSORY AND SPECIFIC USES AND STRUCTURES**

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- Section 511.13., *Security/Caretakers Residence*, add the Recreation/Open Space (R/OS) zoning district as a permitted district for site-built and manufactured homes when in connection with security/caretakers residence;
- Section 531.37., *Personal Wireless Service Facilities*, add the Recreation/Open Space (R/OS) zoning district to *Table 5-1: Matrix of Siting and Locational Preference* for various telecommunication facilities and related grammatical corrections;
- Section 531.52, *Sexually Oriented Businesses*, add the Recreation/Open Space (R/OS) zoning district as a district requiring a distance separation requirement from and to address non-conforming adult entertainment establishments if subsequently rezoned to this proposed

zoning district (**NOTE:** The section which discusses *Location* already addresses public recreation facilities).

**Section 4. Codification.** The publisher of the County's Land Development Code, the Municipal Code Corporation, is directed to incorporate the amendment in Section 3(a) of this Ordinance into the Land Development Code.

**Section 5. Applicability.** The amendment set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

**Section 6. Severability.** If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

**Section 7. Effective Date.** This Ordinance shall become effective as provided by law.

**PASSED AND DULY ADOPTED**, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this the 27<sup>th</sup> day of April 2023.

**BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA**

By: \_\_\_\_\_  
Kevin Van Ostenbridge, Chairperson

**ATTEST: ANGELINA COLONNESO**  
**Clerk of the Circuit Court and Comptroller**

By: \_\_\_\_\_  
Deputy Clerk

**EXHIBIT “A”**

**TEXT AMENDMENT**

The proposed text amendment is provided and shown in ~~strike-through~~ or underline formatting.

**Section 201. Abbreviations & Acronyms.**

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R/OS	<del>Major</del> Recreation/Open Space
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**400.8. Future Land Use Categories and Zoning Districts.**

No property shall be rezoned unless it is to a district that implements the ~~future-land-use~~ Future Land Use designation of the site and is consistent with the policies of the Comprehensive Plan. In no event shall the density or intensity in a given ~~zoning~~ Zoning district exceed the maximum permitted in the Future Land Use designation of the site. Properties that currently have a ~~zoning~~ Zoning designation that is not consistent with the ~~future-land-use~~ Future Land Use category are not required to rezone to continue using the property as it exists. However, if the property owner wishes to rezone the property, it shall be to a designation that is consistent with the assigned ~~future-land-use~~ Future Land Use category. The existing development on those sites are subject to the provisions of Section 107, Nonconformities.

The following table correlates individual ~~zoning~~ Zoning districts with ~~future-land-use~~ Future Land Use categories. Not all the ~~zoning~~ Zoning districts shown under a ~~future-land-use~~ Future Land Use category, however, are presumed to be appropriate for a site with that particular ~~future-land-use~~ Future Land Use designation. The factors listed in Section 342.3 need to be met in order to approve the ~~zoning~~ Zoning map amendment request.

Planned Development (PD) Districts are allowed within all Comprehensive Plan Future Land Use Map categories, provided the rezoning request meets the requirements of Section 342.4 and is consistent with the Comprehensive Plan and corresponding ~~future-land-use~~ Future Land Use designation.

**Table 4-1: Future Land Use Categories and Zoning Districts**

Future Land Use Category	Zoning Districts
CON (Conservation)	CON
<a href="#">R/OS (Recreation/Open Space)</a>	<a href="#">R/OS</a>
AG/R (Agriculture/Rural)	CON, A, EX NC-S*
ER (Estate Rural)	CON, A, MP-I NC-S*
RES-1 (Residential-1)	CON, A, A-1, RSF-1, RVP, MP-I NC-S*, NC-M*, PR-S*, PR-M*, GC*
RES-3 (Residential-3)	CON, A-1, RSF-1, RSF-2, RSF-3, RVP, RDD-3, MP-I NC-S*, NC-M*, PR-S*, PR-M*, GC*
UF-3 (Urban Fringe-3)	CON, A-1, RSF-1, RSF-2, RSF-3, RVP, RDD-3, MP-I NC-S*, NC-M*, PR-S*, PR-M*, GC*
RES-6 (Residential-6)	CON, VIL, RSF-2, RSF-3, RSF-4.5, RSF-6, RVP, RSMH-4.5, RSMH-6, RDD-3, RDD-4.5, RDD-6, RMF-6, MP-I NC-S*, NC-M*, PR-S*, PR-M*, GC*
RES-9 (Residential-9)	CON, VIL, RSF-3, RSF-4.5, RSF-6, RSF-9, RVP, RSMH-4.5, RSMH-6, RDD-3, RDD-4.5, RDD-6, RMF-6, RMF-9, MP-I NC-S*, NC-M*, PR-S*, PR-M*, GC*
RES-12 (Residential-12)	CON, RSF-4.5, RSF-6, RSF-9, RVP, RSMH- 4.5, RSMH-6, RDD-3, RDD-4.5, RDD-6, RMF-6, RMF-9, RMF-12, MP-I NC-S*, NC-M*, PR-S*, PR-M*, GC*
RES-16 (Residential-16)	CON, RSF-6, RSF-9, RVP, RSMH-6, RDD-3, RDD-4.5, RDD-6, RMF-6, RMF-9, RMF-12, RMF-16, MP-I, NC-S*, NC-M*, PR-S*, PR- M*, GC*
OL (Low Intensity Office)	CON, RSF-3, RSF-4.5, RSF-6, RSMH-4.5, RSMH-6, RDD-3, RDD-4.5, RDD-6, RMF-6, PR-S, PR-M, MP-I
OM (Medium Intensity Office)	CON, PR-S, PR-M, NC-S, NC-M, MP-I
R/O/R (Retail/Office/ Residential)	CON, RSF-3, RSF-4.5, RSF-6, RSF-9, RSMH-6, RVP, RDD-3, RDD-4.5, RMF-6, RMF-9, RMF-12, RMF-16, NC-S, NC-M, GC, HC, MX, PR-S, PR-M, MP-I
IL (Light Industrial)	CON, LM, HC, NC-S*, NC-M*, MP-I
IH (Heavy Industrial)	CON, LM, HM, HC, NC-S*, NC-M*, MP-I
IU (Urban Industrial)	<i>Requires rezoning to PD</i>
MU (Mixed Use)	CON, RSF-1, RSF-2, RSF-3, RSF-4.5, RSF- 6, RSF-9, RVP, RMF-6, RMF-9, RMF-12, PR- S, PR-M, NC-S, NC-M, GC, MX, LM, MP-I

MU-C/AC-1 (Mixed-Use Community)	CON, RMF-6, RMF-9, RMF-12, PR-S, PR-M, NC-S, NC-M, GC, LM, MP-I
MU-C/AC-2 (Mixed-Use Community)	CON, RMF-6, RMF-9, PR-S, PR-M, NC-S, NC-M, GC, LM, MP-I
MU-C/AC-3 (Mixed-Use Community)	CON, RSF-3, RSF-4.5, RSF-6, RMF-6, PR-S, PR-M, NC-S, NC-M, GC, LM, MP-I
MU-C/R (Mixed-Use Community)	CON, RSF-1, RSF-2, RSF-3, RSF-4.5, RSF-6, RMF-6, RMF-9, PR-S*, PR-M*, NC-S*, NC-M*, MP-I
MU-C/RU (Mixed-Use Community)	CON, RSF-1, RSF-2, RSF-3, RSF-4.5, RSF-6, RMF-6, RMF-9, PR-S*, PR-M*, NC-S*, NC-M*, MP-I
P/SP(1) (Public/Semi-Public)	<i>Requires rezoning to PD</i>
P/SP(2) (Public/Semi-Public)	<i>Requires rezoning to PD</i>
AT (Major Attractors)	<i>Requires rezoning to PD</i>
<del>R/OS (Major Recreation/Open Space)</del>	<del><i>Requires rezoning to PD</i></del>

\* Subject to Commercial Locational Criteria. The Future Land Use Element prohibits the increase of densities in the CEA and CHHA districts. Therefore, no rezonings to higher densities are allowed within those overlay districts.

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## Section 401. Standard Zoning Districts Established.

Zoning districts are hereby established for the purpose of regulating the location and development of residential and non-residential uses. The rezoning of land to any of the zoning districts established in this code must be consistent with the Comprehensive Plan directives, must discourage non-residential strip development along transportation corridors, shall not adversely impact the facilities and services of the County, and shall not set a precedent for the introduction of inappropriate use into an area. All development and redevelopment activities shall be consistent with the Comprehensive Plan regarding permitted uses and densities and intensities of uses, as well as applicable performance criteria, best management practices and standards set forth in the Plan and this Code.

### 401.1. Purpose of Districts.

- A. **Conservation District (CON).** The CON District is intended to preserve and protect large areas of open space, vegetative habitat, natural drainage systems, aquifer recharge areas, soils, and wildlife habitats located on public property or on privately-held lands as desired by the property owner. Conservation lands are intended primarily for the purpose of preserving natural resources.

All commercial agricultural operations within CON Districts must possess approved Conservation Plans consistent with the Comprehensive Plan, and incorporate site specific best management practices approved by Manatee County and applied by the applicant.

- B. **Recreation/Open Space (R/OS).** The R/OS District is intended to recognize areas with significant recreation and permanent open space lands, historic sites, and other areas for the preservation of cultural and recreational amenities.

- B.C. General Agriculture District (A).** The A District is intended to preserve agricultural lands, promote general agricultural economic activity, and allow for the co-existence of other uses generally consistent with agricultural activities. In addition, it is intended that agricultural areas be protected from the encroachment of incompatible uses and that development be guided within the district.
- G.D. Agricultural Suburban District (A-1).** The purpose of this district is to permit short-term agricultural and related uses and to provide for areas transitioning from rural to suburban character.
- D.E. Village Districts (Myakka City, Parrish, Rubonia) (VIL).** The village districts are established to conserve the distinctive rural village character of rural communities where conventional urban zoning would be inconsistent with established patterns of land use and to ensure that new uses which might be located in these areas can be harmoniously incorporated into their surroundings.
- E.E. Residential Single Family Districts (RSF-1, RSF-2, RSF-3, RSF-4.5, RSF-6 and RSF-9).** The purpose of these districts is to provide for residences in a suburban environment at low to medium densities, to accommodate residential support uses (as defined in Chapter 2) and other limited non-residential uses, and to protect these areas from the encroachment of incompatible uses.
- F.G. Residential Single Family Mobile Home Districts (RSMH-4.5 and RSMH-6).** The RSMH districts are intended to accommodate mobile home parks and subdivisions in a suburban residential environment. The minimum size to establish this district shall be twenty (20) acres.
- G.H. Residential Duplex Districts (RDD-3, RDD-4.5, RDD-6).** The purpose of this district is to provide for medium density residential uses, including single-family and duplex development, and to accommodate residential support uses and other limited non-residential uses.
- H.I. Residential-Multi-Family Districts (RMF-6, RMF-9, RMF-12 and RMF-16).** The purpose of these districts is to provide areas for multiple family dwelling units at medium to high densities at appropriate locations. In addition, the districts are intended to accommodate complementary residential support uses (as defined in Chapter 2) and limited non-residential uses.
- I.J. Professional Small and Medium Office Districts (PR-S and PR-M).** The PR districts are designed to provide for office development on a small (PR-S) and medium (PR-M) scale to serve nearby residential neighborhoods. Therefore, this district shall only be applied at appropriate locations to serve the needs of such neighborhoods. The PR-M district may also facilitate mixed-use, including attached dwellings, multi-family residential and office, within Urban Corridors and activity nodes.
- J.K. Neighborhood Commercial Small and Medium Districts (NC-S and NC-M).** The purpose of these districts is to provide for limited retail uses, personal services and offices in free-standing parcels or small shopping centers to serve residential neighborhoods. This district shall only be applied at appropriate locations to supply the daily retail and service needs of such neighborhoods. These districts may also facilitate mixed-use, including attached dwellings and multi-family residential, within Urban Corridors and activity nodes.
- K.L. Mixed-Use District (MX).** The purpose of the MX district is to accommodate regional-serving commercial uses, allowing and encouraging (but not requiring) the horizontal or vertical mix of such uses with residential.



- ~~L~~~~M~~. General Commercial District (GC).** The purpose of this district is to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district may also facilitate attached dwellings, multifamily residential, and mixed-use (including multi-family residential).
- ~~M~~~~N~~. Heavy Commercial District (HC).** The purpose of this district is to provide areas for intense commercial activities permitting commercial and service uses which have greater external effects such as noise, traffic, vibration, outdoor storage and other such impacts than those permitted in less intensive districts.
- ~~N~~~~O~~. Recreational Vehicle Park District (RVP).** The RVP district is established to provide for development of recreational vehicle parks intended for overnight or limited stay occupancy, consistent with the Comprehensive Plan classification of these uses as non-residential.
- ~~O~~~~P~~. Light Manufacturing District (LM).** The purpose of this district is to provide areas for light manufacturing, processing or assembling uses, intensive commercial uses and other light industrial uses in appropriate areas of Manatee County.
- ~~P~~~~Q~~. Heavy Manufacturing District (HM).** The purpose of this district is to provide for areas of intensive manufacturing and industrial uses in appropriate areas of Manatee County that are capable of supporting such uses.
- ~~Q~~~~R~~. Extraction District (EX).** The EX District is established to provide for areas in which mining, beneficiation, and other closely related activities may be conducted in a manner that will not interfere with surrounding land uses and the general character of the area. The district is intended to ensure the orderly extraction of mineral resources in a manner compatible with the overall development of the County; assure the use of best management practices and developing technology for maximum control of potential adverse environmental impacts, ensure that mining activity and reclamation will be conducted in such a manner as not to preclude future normal uses of mined-out land; and permit the beneficial use of such lands consistent.
- ~~R~~~~S~~. Master Planned Institutional District (MP-I).** The MP-I District is established to provide for areas for institutional uses such as churches, schools, medical facilities, or other similar uses with multiple buildings and/or facilities in a campus setting. The district is designed to allow for future expansions and eventual build-out of master planned campuses while ensuring compatibility with adjacent land uses. In addition, this district shall allow for vertical integration of structures and a compact form of development in a village setting. This zoning district shall not be construed to grant entitlements to any property approved for an institution master plan in excess of any statutorily prescribed threshold for a development-of-regional-impact review under applicable state law. The permissible uses within the MP-I District shall be limited to those uses authorized pursuant to Table 4-3.

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## 401.2 Schedule of Uses.

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### Table 4-2: Uses in Agriculture and Residential Districts

[illegible]



[illegible]



Sexually Oriented Businesses	531.52			See 531.52						
Water Dependent Uses	531.60	X	X	X	X	X	X	X	X	X
<b>OPEN USE OF LAND – LIGHT</b>										
Cemetery: Human and Pet	531.11	X	X	SP	SP	SP	SP	SP	SP	P
Earthmoving, Minor	702	X	X	P	P	P	P	P	P	P
Game Preserve	—	P	SP	P	SP	X	X	X	X	P
<b>OPEN USE OF LAND – HEAVY</b>										
Earthmoving, Major	702	X	X	SP	SP	X	X	X	X	SP
Junkyards	531.27	X	X	X	X	X	X	X	X	X
Mining	531.30	X	X	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	SP	X	X	X	X	X	X
Landfills	531.53	X	X	SP	X	X	X	X	X	X
<b>RECREATION USES</b>										
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P
Recreation, High Intensity	531.41	X	P	SP	X	X	X	X	X	X
Recreation, Low Intensity	531.41	X	P	P	P	P	P	P	P	P
Recreation, Medium Intensity	531.41	X	P	SP	X	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	SP	SP	X	X	X	X	X
<b>RESIDENTIAL USES</b>										
Accessory Dwelling Unit	511.18	X	X	P	P	P	X	X	X	P
Assisted Living Facility, Large <sup>2</sup>	531.45	X	X	SP	SP	SP	SP	SP	SP	SP
Assisted Living Facility, Small <sup>2</sup>	531.45	X	X	SP	P	P	P	P	P	P
Community Residential Homes	531.45	X	X	P	P	P	P	P	P	P
Group Housing	531.23	X	X	SP	SP	X	X	X	P	SP
Mobile Homes, Individual	531.32	X	X	P/S P	X	X	P	X	X	P/S P
Mobile Home Parks	531.32	X	X	X	X	X	P	X	X	X
Mobile Home Subdivisions	531.32	X	X	X	X	X	P	X	X	X
Nursing Homes <sup>2</sup>	531.35	X	X	X	X	SP	X	SP	SP	P
Recovery Home, Large	531.45	X	X	SP	X	X	X	X	SP	X
Recovery Home, Small	531.45	X	X	SP	SP	SP	SP	SP	SP	SP

Residential Treatment Facilities	531.46	X	X	SP	SP	SP	SP	SP	SP	SP
Residential Use: Duplexes	531.47	X	X	X	X	X	X	P	P	SP
Residential Use: Multiple Family Dwellings	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Detached Dwellings	531.47	X	X	P	P	P	X	P	P	P
Residential Use: Single Family, Semi-Detached Dwellings	531.47	X	X	X	X	X	X	P	P	SP
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Waterfront Structures (Residential other than multi-family)	531.47	X	X	P	P	P	P	P	P	P
Residential Use: Waterfront Structures (Multi-Family)	531.47	X	X	X	X	X	X	X	P	P
<b>RESIDENTIAL SUPPORT USES</b>										
Adult Day Care Center	—	X	X	P	P	P	P	P	P	X
Child Care Center, Accessory	511.2	X	X	P/S P	P/S P	SP	X	P/S P	P/S P	P
Child Care Center, Small	531.12	X	X	P/S P	P/S P	P/S P	X	P/S P	P/S P	P
Child Care Center, Large	531.12	X	X	P/S P	P/S P	X	X	X	P/S P	P/S P
Churches/Places of Worship	531.13	X	X	P/S P	P/S P	P/S P	P/S P	P/S P	P/S P	P
Environmental Education Facilities	—	P	P	P	P	P	X	P	X	P
Family Day Care Home	—	X	X	P	P	P	P	P	P	P
Schools, College/Universities	531.50	X	X	X	X	X	X	X	X	X
Schools, Elementary	531.50	X	X	P	P	P	P	P	P	P
Schools, High and Middle	531.50	X	X	SP	SP	SP	SP	SP	SP	SP
Schools of Special Education	531.50	X	X	P	P	P	P	P	P	SP

Schools, Public	531.50	X	X	P	P	P	P	P	P	P
<b>TRANSPORTATION USES</b>										
Aircraft Landing Field	531.2	X	X	P	X	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	X	X	X	X
Airport, Private or Public	531.3	X	X	SP	X	X	X	X	X	X
Bus and Train Passenger Station	—	X	X	P	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	X	X	X	X	X
Heliport	531.24	X	X	X	X	X	X	X	X	X
Helistop	531.24	X	X	SP	X	X	X	X	X	SP
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	X	X	X	X	X
Intermodal Terminal	—	X	X	X	X	X	X	X	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	X	X	X	X	X
Bus RR/Maintenance Facility		X	X	SP	X	X	X	X	X	SP
Railroad Switching/Classification Yard	—	X	X	X	X	X	X	X	X	X
<b>WAREHOUSING</b>										
Mini Warehouses, Self-storage	531.31	X	X	X	X	X	X	X	X	SP
Warehouses	531.59	X	X	X	X	X	X	X	X	X

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*511.13. Security/Caretakers Residence.*

Security/caretakers residences may be allowed in conjunction with a commercial, industrial or agricultural use, within the principal building or in a separate building. Such dwelling may not be used as a rental unit or in addition to another dwelling unit on the same property and shall meet the following standards.

- A. Only conventional housing types such as site-built or ~~modular~~ manufactured homes may be allowed in the CON, R/OS, A, GC, MX, HC, LM, HM, EX, and all ~~Planned Development PD~~ Districts, except that a mobile home may be allowed within the CON, R/OS, GC, MX, HC, LM, HM, EX, and PD districts.

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*531.37. Personal Wireless Service Facilities.*

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**Table 5-1: Matrix of Siting and Locational Preference**

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**Non-Preferred Zone Districts:**

	Camouflaged Max. 150'	Monopole Max. 150'	Monopole Greater than 150', Max. 200'	Monopole with 3 or more providers, Max. 200'	Guyed Tower	Lattice Tower Max. 400', except PDR Max. 150'
All Residential <del>Zone</del> <u>Zoning</u> Districts:						
RSMH-6	SP1	SP1	X	X	X	X
RSMH-4.5	SP1	SP1	X	X	X	X
RMF-16	SP1	SP1	X	X	X	X
RMF-12	SP1	SP1	X	X	X	X
RMF-9	SP1	SP1	X	X	X	X
RMF-6	SP1	SP1	X	X	X	X
RSF-9	SP1	SP1	X	X	X	X
RSF-6	SP1	SP1	X	X	X	X
RSF-4.5	SP1	SP1	X	X	X	X
RDD-6	SP1	SP1	X	X	X	X

RDD-4.5	SP1	SP1	X	X	X	X
RDD-3	SP1	SP1	X	X	X	X
RSF-3	SP1	SP1	X	X	X	X
RSF-2	SP1	SP1	X	X	X	X
RSF-1	SP1	SP1	X	X	X	X
Planned Development:						
PDEZ	P*/FSP	P*/FSP	P*/FSP	P*/FSP	P*/FSP	P*/FSP
PDPM	P*/FSP	P*/FSP	P*/FSP	P*/FSP	P*/FSP	P*/FSP
PDPI	P*/FSP	P*/FSP	P*/FSP	P*/FSP	P*/FSP	P*/FSP
PDI	P*/FSP	P*/FSP	P*/FSP	P*/FSP	P*/FSP	P*/FSP
PDMU	P*/FSP	P*/FSP	P*/FSP	P*/FSP	P*/FSP	P*/FSP
PDA	P*/FSP	P*/FSP	P*/FSP	P*/FSP	X	X
PDRP	P*/FSP	P*/FSP	P*/FSP	P*/FSP	X	X
PDC	P*/FSP	P*/FSP	P*/FSP	P*/FSP	X	X
PDO	P*/FSP	P*/FSP	P*/FSP	P*/FSP	X	X
PDGC	P*/FSP	P*/FSP	P*/FSP	P*/FSP	X	X
PDUI	P*/FSP	P*/FSP	P*/FSP	P*/FSP	P	P
PDRV	P*/FSP	P*/FSP	P*/FSP	P*/FSP	X	X
PDMH	P*/FSP	X	X	X	X	X
VIL	SP	X	X	X	X	SP*
PDR	P*/FSP	P*/FSP	X	X	X	P/SP
PDW	P*/FSP	X	X	X	X	X
Agriculture (less than 40 acres)						
A	P*/SP	P*/SP	P*/SP	P*/SP	SP	SP
A-1	P*/SP	P*/SP	P*/SP	P*/SP	P*/SP	P*/SP
Recreation/Open Space:						
R/OS	SP	SP	SP	SP	X	X
Conservation:						
CON-EPMP	SP	SP	SP	SP	X	X
All other Locations						

SP1 = Approval is limited to institutional, recreational, schools, and utility uses, all which have a lot area of eight (8) acres or more.

P\*/FSP = With limitations, as specified in this Section, Standards for Specific Uses Criteria, or elsewhere in this Code. Uses may be further restricted or modified by the planned development district standards in Section 402.

Telecommunication towers in the PDR District are allowed a maximum height of 150 feet.

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*531.52. Sexually Oriented Businesses.*

- A. **Location.** No adult entertainment establishment shall be located within five hundred (500) feet of any unincorporated area in Manatee County zoned A-1, the RSF districts, RDD districts, RSMH districts, RMF districts, PDR, PDMH, PDRV, VIL districts, nor within two thousand (2,000) feet of any day care center, ~~or~~ public recreation facility ~~or~~ R/OS district. No adult entertainment establishment shall be located within two thousand five hundred (2,500) feet of any church or school.

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D. **Non-conforming Adult Entertainment Establishments.**

1. Adult entertainment establishments which have been established at their existing locations prior to August 21, 1987, shall be considered a non-conforming use and may continue to operate subject to Chapter II, Non-Conformities.
2. Subsequent to its establishment in a permitted location under this Section, an adult entertainment establishment operating as a conforming use is not rendered a non-conforming use by the location of:
  - a. A church or school within two thousand five hundred (2,500) feet of such an adult entertainment establishment and day care center or public recreation facility within two thousand (2,000) feet of such an adult entertainment establishment; or
  - b. Property in any unincorporated area of the County which has been subsequently rezoned to ~~CON.~~ R/OS, A, A-1, RSF-1, RSF-2, RSF-3, RSF-4.5, RDD-3, RDD-4.5, RSMH 4.5 and 6, PDR, PDMH, PDRV, PDO, PR-S, PR-M, NC-S, ~~or~~ NC-M ~~or~~ ~~CON~~ within 500 feet of such an adult entertainment establishment; or
  - c. If a non-conforming distance situation can be eliminated by the abatement of one (1) or more such adult entertainment establishment, the establishment which has been in business for the longest period of time shall be permitted to remain.

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