

LDCT-17-01/ORDINANCE 17-30 – TOIT LAND DEVELOPMENT CODE TEXT AMENDMENT
(DTS20170018 / MEPS643)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; PROVIDING FINDINGS; AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE: SECTION 200 DEFINITIONS, TO AMEND THE DEFINITIONS OF BOARDING HOUSE, BOAT LIVERY, DWELLING, GROUP HOUSING, HOTEL, AND RESIDENTIAL DEVELOPMENT, AND TO ADD A NEW DEFINITION FOR BOATEL; AMENDING SECTION 401.2, SCHEDULE OF USES IN AGRICULTURE AND RESIDENTIAL DISTRICTS (TABLE 4-1), SCHEDULE OF USES IN NON-RESIDENTIAL DISTRICTS (TABLE 4-2), TO ADD BOATEL AS A NEW USE UNDER THE CATEGORY OF LODGING PLACES, AND PROHIBITING THE USE IN ALL STANDARD ZONING DISTRICTS; AMENDING SECTION 402.5, SCHEDULE OF USES FOR PD DISTRICTS (TABLE 4-7) TO ADD BOATEL AS A NEW USE UNDER THE CATEGORY OF LODGING PLACES, PERMITTING THE USE IN THE PDMU (PLANNED DEVELOPMENT MIXED USE) AND PDW (PLANNED DEVELOPMENT WATERFRONT) ZONING DISTRICTS, AND PROHIBITING THE USE IN ALL OTHER PLANNED DEVELOPMENT ZONING DISTRICTS; AMENDING SECTION 531.28, STANDARDS FOR SPECIFIC USES, LODGING PLACES, TO ADD SUBSECTION 531.28.C TO ESTABLISH SPECIFIC USE STANDARDS FOR BOATEL USES; AMENDING CHAPTER 10, TRANSPORTATION MANAGEMENT, TO ESTABLISH STRUCTURE NUMBERING ASSIGNMENT PROCEDURES FOR BOATELS, TO ESTABLISH A PARKING RATIO FOR BOATELS; AND ADDING THE USE OF A “BOATEL” TO THE LOADING SPACE USES; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act (the “Act”) is codified in the applicable portions of Chapter 163, Part II, Florida Statutes (2016) as amended, empowers and requires the County (a) to plan for the County’s future development and growth, and (b) to adopt and amend comprehensive plans or elements or portions thereof, to guide the future growth and development of the County; and,

WHEREAS, Application LDCT-17-01 is privately initiated amendments to the Land Development Code.

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida:

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 codified in 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 Board has adopted the Manatee County Land Development Code (hereinafter the “Code”) which applies to all property in the unincorporated area Manatee County.

The Board approved Ordinance 15-17 on June 9, 2015 providing for an Amended and Restated Land Development Code (LDC). The Amended and Restated Code was a major “housecleaning,” primarily to reorganize and provide clarification to the language and regulations in the LDC.

3. This is a Privately Initiated Land Development Code amendment. Staff recommends revisions to Sections 200 Definitions, 401.2 Schedule of Uses in Agriculture and Residential Districts (Table 4-1), Schedule of Uses in Non-Residential Districts (Table 4-2), 402.5 Schedule of Uses for PD Districts (Table 4-7), 531.28 Standards for Specific Uses and Chapter 10 Transportation Management.
4. The Manatee County Planning Commission has reviewed the amendments set forth in this Ordinance as a privately-initiated application to amend the Code and has found the LDC amendments to be consistent with the Manatee County Comprehensive Plan and recommended their adoption to the Board on May 11, 2017.

Section 3. Amendment of Chapter 2 of the Land Development Code. Chapter 2, Definitions, is hereby amended in Section 200, Definitions, to amend the Definitions of Boarding House, Boat Livery, Dwelling, Group Housing, Hotel, and Residential Development, and to add a new Definition for Boatel as set forth in Exhibit “A” to this Ordinance.

Section 4. Amendment of Chapter 4 of the Land Development Code. Chapter 4, Zoning, is hereby amended in Section 401.2, Schedule of Uses in Agriculture and Residential Districts (Table 4-1), Schedule of Uses in Non-Residential Districts (Table 4-2), to add Boatel as a new use under the Category of Lodging Places, and prohibiting the use in all Standard Zoning Districts, Amend Section 402.5, Schedule of Uses for PD Districts (Table 4-7) to add Boatel as a new use under the Category of Lodging Places, permitting the Use in the PDMU (Planned Development Mixed Use) and PDW (Planned Development Waterfront) Zoning Districts, and prohibiting the use in all other Planned Development Zoning Districts as set forth in Exhibit “B” to this Ordinance.

Section 5. Amendment of Chapter 5 of the Land Development Code. Chapter 5, Standards for Accessory and Specific Uses and Structures, is hereby amended in Section 531.28, Standards for Specific Uses, Lodging Places, to add Subsection 531.28.C to establish Specific Use Standards for Boatel Uses as set forth in Exhibit “C” to this Ordinance.

Section 6. Amendment to Chapter 10 of the Land Development Code. Chapter 10, Transportation Management is hereby amended to establish structure numbering assignment procedures for Boatels, to establish a Parking Ratio for Boatels, and adding the use of a “Boatel” to the loading space use as set forth in Exhibit “D” to this Ordinance.

Section 7. Codification. The publisher of the County’s Land Development Code, the Municipal Code Corporation, is directed to incorporate the amendments in Chapters 2, 4, 5 and 10 of this Ordinance into the Land Development Code.

Section 8. Applicability. The amendments 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 9. 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 10. Effective Date. This Ordinance shall become effective as provided by law.

DULY ADOPTED, with a quorum present and voting, this 7th day of September, 2017.

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

By: _____
Robin DiSabatino, 1st Vice Chairman

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: _____
Deputy Clerk

EXHIBIT “A” – Section 200 – Definitions

Boarding House shall mean any building or establishment which provides two (2) or more lodging units for non-transient occupancy, which may provide dining room service; and which is subject to licensing by the Division of Hotels and Restaurants of the Florida Department of Business Regulations as a rooming or boarding house. A rooming or boarding house shall not be deemed to include a Hotel, Motel, Bootel, Assisted Living Facility, Recovery Home, Residential Treatment Facility, or any similar establishment. For the purpose of this Code, this use is classified as Group Housing.

Boat Livery shall mean any commercial establishment providing boat hauling or launching facilities, rental of covered or uncovered boat slips or dock space, or enclosed dry storage space, rental or sale of boats or boat motors, repair and maintenance of boats or boat motors; or the sale of marine fuel or lubricants, and accessory service uses, including onshore restaurants, hotels, ~~or~~ motels, boatels, and sale of bait and fishing equipment. The term boat livery shall be deemed to include Marina, but shall not be deemed to include Boat Yard and Way. (See "Water Dependent Use" (if applicable).)

Bootel shall mean any establishment consisting of a single building or portion thereof, or a group of buildings that are accessible by water and used for transient lodging purposes on a daily, weekly, or similar short term basis. Such establishments shall also provide for boat hauling or launching facilities, rental of covered or uncovered boat slips, dock space, or dry storage space. A boat shall not be deemed as a bootel, and may not be used for occupancy or "live-a-board".

Dwelling shall mean a conventional or manufactured, detached or attached structure constituting a single, independent, habitable unit used for, or intended to be used for, living, sleeping, sanitation, cooking, and eating purposes by one family only, for owner occupancy or for rental, lease or other occupancy on a weekly or longer basis, and containing kitchen, sanitary and sleeping facilities not shared by any other such unit. A dwelling shall not include hotels, boatels, rooming or boarding houses, dormitories, fraternity or sorority houses, lodging houses, guest houses, nursing homes, recreational vehicles or any temporary lodging, boarding or rooming building or structure designed for transient residence.

Group Housing shall mean any premises where the principal use involves the provision of two (2) or more residential units for transient or permanent occupancy. The term group housing shall be deemed to include rooming and boarding house, hospital guest house, fraternity or sorority houses, dormitories, convents, monasteries, retreat houses or camps, farmworker housing and similar uses, but shall not be deemed to include hotels, boatels, nursing homes, or emergency shelters.

Hotel shall mean any building or portion thereof, or a group of buildings which provides two (2) or more lodging units for transient occupancy on a daily, weekly, or similar short term basis. Hotel shall include but shall not be limited to motel, inn, ~~boatel~~, motor inn, motor lodge, tourist cabin and tourist court. A hotel shall also be deemed to include any establishment which provides residential living accommodations on a more or less permanent basis, such as an apartment hotel; provided that where more than twenty-five (25) percent of the units in an apartment hotel have cooking facilities, such establishment shall be deemed a multi-family dwelling and shall be subject to this Code as such, counting each such unit as a dwelling unit for all purposes.

Residential Development shall mean any residential subdivision, mobile home park or mobile home subdivision, planned residential development, or planned commercial development involving residential dwelling units, including mobile home dwellings but excluding hotels, and boatels.

EXHIBIT “B” – Chapter 4 – Zoning

401.2. Schedule of Uses.

Except as specifically provided in this Code, regulations governing the use of land, water and structures within the various districts in the unincorporated portion of Manatee County shall be as shown in Table 4-1 for agriculture and residential districts and Table 4-2 for non-residential districts.

Uses of land or structures not expressly listed in this Schedule of Permitted, Administrative and Special Permit Uses are prohibited and shall not be established in that district. Uses listed as Special Permit Uses (SP) or Administrative Permit (AP) Uses or subject to additional standards (section number listed in table) may be established in that district only after approval of an application in accord with the procedures and requirements in Chapter 3. Notwithstanding the development review requirements (P, AP, SP) noted in Tables 4-1 and 4-2 or any other provision of this Code, the development review procedures required pursuant to Section 345 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.

Whenever there is any uncertainty as to the classification of a use, the Department Director shall determine the classification, if any, within which the use falls, based on its characteristics and similarity to other uses in the district. If a use has characteristics similar to more than one classification, the use shall be construed as the classification having the most similar characteristics. In the event that a particular use is determined not to be within an allowed defined use, then the particular use shall be prohibited.

Table 4-1: Uses in Agriculture and Residential Districts

Land Use	See Sec #	CO N	A	A-1	RSF	RSM H	RDD	RMF	VIL
Adult Day Care Center	—	X	P	P	P	P	P	P	X
Agricultural Research Facilities	—	X	P	P	X	X	X	X	P
Agricultural Uses	531.1	SP	P	P	AP	SP	SP	SP	P
Agricultural Products Processing Plants	531.1	X	AP	X	X	X	X	X	SP
Animal Products Processing Facility	531.1	X	SP	X	X	X	X	X	SP
Short Term Agricultural Uses	531.1	X	P	P	AP	AP	AP	AP	P
Stables or Equestrian Centers: Private	531.4 1	X	P	P	X	X	X	X	P

Stables or Equestrian Centers: Public	531.4 1	X	AP	AP	X	X	X	X	AP
Tree Farm	531.1	P	P	P	P	P	P	P	P
Aircraft Landing Field	531.2	X	AP	X	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	X	X	X
Airport, Private or Public	531.3	X	SP	X	X	X	X	X	X
Alcoholic Beverage Establishment	531.4	X	X	X	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	X	X	X	X	X	X
Animal Services (Wild and Exotic)	531.5	AP	AP	AP	AP	AP	AP	AP	AP
Assisted Living Facility, Large	531.4 5	X	SP	SP	SP	SP	SP	SP	SP
Assisted Living Facility, Small	531.4 5	X	SP	AP	AP	AP	AP	P	AP
Auction Houses, Enclosed	—	X	X	X	X	X	X	X	X
Auction Houses, Open	531.6	X	X	X	X	X	X	X	X
Bed and Breakfast	531.7	X	AP	SP	SP	X	AP	AP	AP
Breeding Facility (Non-Wild & Exotic)	531.8	X	AP	SP	X	X	X	X	P
Building Materials Sales Establishment	531.9	X	X	X	X	X	X	X	SP
Lumberyard	531.9	X	AP	X	X	X	X	X	X
Bus and Train Passenger Station	—	X	AP	AP	X	X	X	AP	AP
Business Services	—	X	X	X	X	X	X	X	AP
Printing, Medium	—	X	X	X	X	X	X	X	P
Printing, Small	—	X	X	X	X	X	X	X	P
Car Wash: Full Service	531.1 0	X	X	X	X	X	X	X	X

Car Wash: Incidental	531.1 0	X	X	X	X	X	X	X	X	SP
Car Wash: Self-Service	531.1 0	X	X	X	X	X	X	X	X	AP
Cemetery: Human and Pet	531.1 1	X	SP	SP	SP	SP	SP	SP	SP	AP
Child Care Center, Large	531.1 2	X	AP/S P	AP/S P	X	X	X	AP/S P	AP/S P	
Child Care Center, Medium	531.1 2	X	AP/S P	AP/S P	X	X	X	AP/S P	AP/S P	
Child Care Center, Small	531.1 2	X	AP/S P	AP/S P	AP/S P	X	AP/S P	AP/S P	AP	
Child Care Center, (Accessory)	531.1 2	X	AP/S P	AP/S P	SP	X	AP/S P	AP/S P	AP	
Churches/Places of Worship	531.1 3	X	AP/S P	AP/S P	AP/S P	AP/S P	AP/S P	AP/S P	AP/S P	AP
Civic, Social, and Fraternal Organizations/Clubs	531.1 4	X	AP	AP/S P	AP/S P	AP/S P	AP/S P	AP/S P	AP/S P	AP
Clinics	—	X	X	X	X	X	X	X	X	AP
Community Residential Homes	531.4 5	X	P	P	P	P	P	P	P	P
Correctional Facilities: Community	—	X	SP	X	X	X	X	X	X	X
Correctional Facilities: Major	—	X	SP	X	X	X	X	X	X	X
Cultural Facilities	531.1 5	X	AP	AP	SP	SP	SP	SP	SP	SP
Drive-Through Establishments	531.1 6	X	X	X	X	X	X	X	X	AP
Earthmoving, Major	702	X	SP	SP	X	X	X	X	X	SP
Earthmoving, Minor	702	X	AP	AP	AP	AP	AP	AP	AP	AP
Emergency Shelters	531.4 5	X	AP/S P	AP/S P	AP/S P	AP/S P	AP/S P	AP/S P	AP/S P	AP
Emergency Shelter Home	531.4 5	X	P	P	P	P	P	P	P	X
Environmental Education Facilities	—	AP	AP	AP	AP	X	AP	X	AP	AP

Environmental Land Preserves, Public and Private	531.1 7	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy	531.1 8	X	AP	SP	X	X	X	X	AP
Construction equipment	531.1 8	X	X	X	X	X	X	X	SP
Equipment Sales, rental and leasing, light	—	X	X	X	X	X	X	X	P
Family Day Care Home	—	X	P	P	P	P	P	P	P
Farming Service Establishments	531.1 8	X	AP	SP	X	X	X	X	AP
Farm Worker Housing	531.1 9	X	AP	SP	X	X	X	X	SP
Flea Markets: Enclosed	531.2 0	X	X	X	X	X	X	X	X
Flea Markets: Open	531.2 0	X	X	X	X	X	X	X	X
Food Catering Service Establishment	531.2 1	X	X	X	X	X	X	X	X
Funeral Chapel	531.2 2	X	AP	AP	SP	SP	SP	SP	AP
Funeral Home	531.2 2	X	SP	SP	SP	SP	SP	SP	SP
Game Preserve	—	AP	AP	SP	X	X	X	X	AP
Gas Pumps	531.5 1	X	X	X	X	X	X	X	AP
Group Housing	531.2 3	X	SP	SP	X	X	X	AP	SP
Hazardous Waste Transfer Facility	—	X	X	X	X	X	X	X	X
Heliport	—	X	X	X	X	X	X	X	X
Helistop	531.2 4	X	SP	X	X	X	X	X	SP
Hospital	—	X	X	X	X	X	X	X	X

Lodging Places: Hotel/motel	531.2 8	X	X	X	X	X	X	X	SP
Mining	531.3 0	X	X	X	X	X	X	X	X
Mini Warehouses, Self-storage	531.3 1	X	X	X	X	X	X	X	SP
Mobile Homes, Individual	531.3 2	X	AP/S P	X	X	P	X	X	AP/S P
Mobile Home Parks	—	X	X	X	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	P	X	X	X
Motor Freight Terminal/Maintenanc e	531.3 4	X	X	X	X	X	X	X	X
Bus RR/Maintenance Facility		X	SP	X	X	X	X	X	SP
Nursing Homes	531.3 5	X	X	X	SP	X	SP	SP	AP
Office, Medical or Professional	—	X	P	P	X	X	X	X	AP
Miscellaneous Services: Office	—	X	X	X	X	X	X	X	AP
Banking: Bank	—	X	X	X	X	X	X	X	AP
Banking: Bank/Drive-through	—	X	X	X	X	X	X	X	AP
Outdoor Advertising Signs	—	X	X	X	X	X	X	X	X
Outdoor Storage (Principal Use)	531.3 6	X	X	X	X	X	X	X	X
Parking, Commercial (Principal Use)	—	X	X	X	X	X	X	X	X
Personal Service Establishment	—	X	X	X	X	X	X	X	AP
Dry Cleaners: General	—	X	X	X	X	X	X	X	X
Dry Cleaners: Neighborhood	—	X	X	X	X	X	X	X	X

Business Services	—	P	P	P	P	X	P	X	X	P
Printing, Medium	—	X	X	P	P	X	P	X	X	X
Printing, Small	—	P	P	P	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	SP	AP	X	AP	X	X	X
Car Wash: Incidental	531.10	X	AP	AP	AP	X	AP	X	X	X
Car Wash: Self-Service	531.10	X	X	AP	AP	X	AP	X	X	X
Cemetery: Human and Pet	531.11	AP	AP	AP	AP	X	X	X	X	X
Child Care Center, Large	531.12	AP	AP	AP	AP	X	AP	AP	X	P
Child Care Center, Medium	531.12	AP	AP	AP	AP	X	AP	AP	X	P
Child Care Center, Small	531.12	AP	AP	AP	AP	SP	AP	AP	X	P
Child Care Center, (Accessory)	531.12	AP	AP	AP	AP	X	AP	AP	X	P
Churches /Places of Worship	531.13	AP	AP	AP	AP	AP/SP	X	X	X	P
Civic, Social, and Fraternal Organizations/Clubs	531.14	AP	AP	AP	AP	AP	X	X	X	X
Clinics	—	P	P	P	P	X	X	X	X	P
Community Residential Homes	531.44	P	P	P	X	X	X	X	X	X
Correctional Facilities: Community	—	X	X	X	SP	X	SP	SP	X	X
Correctional Facilities: Major	—	X	X	X	X	X	SP	SP	X	X
Cultural Facilities	531.15	AP	AP	AP	AP	X	AP	AP	X	P
Drive-Through Establishments	531.16	X	AP	AP	AP	X	AP	X	X	X
Earthmoving, Major	702	X	X	X	X	X	AP	AP	P	X
Earthmoving, Minor	702	AP	AP	AP	AP	AP	AP	AP	AP	X
Emergency Shelters	531.45	AP/SP	AP/SP	AP/SP	AP/SP	X	X	X	X	X
Emergency Shelter Home	531.45	AP/SP	AP/SP	AP/SP	AP/SP	X	X	X	X	X

Radio, TV, Communications, Microwave Facilities	—	AP/SP	AP/SP	AP/SP	AP/SP	SP	AP/SP	AP/SP	SP	X
Railroad Switching/Classification Yard	—	X	X	X	X	X	X	AP	X	X
Recreation, High Intensity	531.41	X	X	SP	SP	X	SP	SP	X	X
Recreation, Low Intensity	531.41	AP	AP	AP	AP	AP	AP	AP	X	P
Recreation, Medium Intensity	531.41	X	SP	AP	AP	X	X	X	X	P
Recreation, Passive	531.41	AP	AP	AP	AP	AP	AP	AP	X	P
Recreation, Rural	531.41	X	X	X	X	X	AP	AP	AP	X
Recreational Vehicle Parks and subdivisions	531.42	X	X	X	X	P	X	X	X	X
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	AP	AP	AP	AP	X	X	X
Rehabilitation Center	531.44	SP	SP	SP	SP	X	X	X	X	X
Research and Development Activities	—	X	X	X	P	X	P	P	X	P
Recovery Home, Large	531.45	SP	AP	AP	AP	X	X	X	X	X
Recovery Home, Small	531.45	AP	AP	AP	AP	X	X	X	X	X
Residential Treatment Facilities	531.46	SP	SP	SP	SP	X	X	X	X	X
Residential Use: Duplexes	531.47	X	P	P	P	X	X	X	X	P
Residential Use: Single Family, Semi-Detached Dwellings	531.47	X	X	X	X	X	P	X	X	P
Residential Use: Multiple Family Dwellings	531.47	P	X/P*	X/P*	X	X	P	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	X/P*	X/P*	X/P*	X	X	X	X	X	X

Residential Use: Waterfront Structures, Multi-Family	531.47	X	X	X	X	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	AP	X	X	X	AP	P ²	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	X/P*	X/P*	X/P*	X	X	P	X	X	P
Residential Use: Single Family, Detached Dwellings	531.47	P	P	P	P	X	P	X	X	P
Restaurant	531.48	X	P	P	P	X	P	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	X	X	P
Retail Sales, General	531.49	X	P	P	P	X	X	X	X	P
Sawmills	531.1	X	X	X	X	X	X	AP	X	X
Schools, College/Universities	531.50	X	X	X	X	X	X	X	X	P
Schools, Elementary	531.50	AP	AP	AP	AP	X	AP	AP	X	P
Schools, High and Middle	531.50	SP	SP	SP	SP	X	SP	SP	X	P
Schools of Special Education	531.50	AP	AP	AP	AP	X	AP	AP	X	P
Service Station	531.51	X	SP	AP	AP	X	AP	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52								
Slaughterhouses	531.1	X	X	X	X	X	X	SP	X	X
Solid Waste Management Facilities	531.53	X	X	X	X	X	SP	SP	SP	X
Landfills	531.53	X	X	X	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	X	X	X	X	X	SP	X	X
Utility Use	531.54	AP	AP	AP	AP	AP	AP	AP	AP	X
Vehicle Repair: Major	531.56	X	X	SP	AP	X	AP	AP	X	X
Vehicle Repair: Community Serving	—	X	SP	AP/SP	AP	X	AP	X	X	X

Vehicle Repair: Neighborhood Serving	—	X	AP	AP/SP	AP	X	AP	X	X	X
Vehicle Sales, Rental, Leasing	531.57	X	X	AP/SP	AP	X	AP	X	X	X
Veterinary Clinic	531.58	AP	AP	AP	AP	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	SP	SP	X	AP	AP	X	X
Warehouses	531.59	X	X	X	AP	X	AP	AP	X	
Water Dependent Uses	—	X	X	X	X	X	P ²	X	X	X
Wholesale Trade Establishment	—	X	X	X	P	X	P	P	X	X

AP = Administrative Permit; SP = Special Permit; P = Permitted; X = Not Permitted

AP/SP = Administrative Permit required as specified in Chapter 5 or elsewhere in this Code.

* The code on the left applies to lands outside the Urban Corridors; the code on the right applies to lands within an Urban Corridor and subject to meeting the requirements of Section 902, e.g., X/P means the use is not permitted on lands outside an urban corridor, but is permitted on lands within an urban corridor.

NOTES:

- Uses may be further restricted or modified by the overlay district regulations and the Commercial Locational Criteria contained in the Comprehensive Plan.
- Notwithstanding the development review procedures set forth in this table or any other provision of this Code, the development review procedures required pursuant to Chapter 3 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.

² Waterfront structures shall be allowed as described within Section 402.14, PDW—Planned Development Waterfront.

402.5. Schedule of Uses for PD Districts.

Except as specifically provided in this Code, regulations governing the use of land, water and structures within the PD districts shall be as shown in the following table. Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted with approval of a General Development Plan. PD zoning in itself does not constitute approval to develop.

Uses of land or structures not expressly listed in the table are prohibited and shall not be established in that district.

Uses and structures which are customarily and clearly incidental to permitted principal uses and structures, shall be also permitted.

Table 4-7. Schedule of Uses for PD Districts

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	AP	X
Agricultural Research Facilities	—	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.1	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	SP	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment-2 COP License	531.4	X	X	AP	X	X	X	X	AP	X	X	X	X	X
Animal Services (Wild and Exotic)	531.5	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP
Assisted Living Facility, Large	531.44	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small	531.44	AP	AP	AP	X	X	AP	X	AP	X	X	X	AP	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X

Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Medium	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	AP	AP	AP	X	AP	AP	X	AP	AP	AP	X	P	X
Child Care Center, (Accessory)	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	X	X	X	P	X
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Correctional Facilities: Community	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P

Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Earthmoving, Minor	702	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	AP	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	AP	X
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Equipment sales, rental and leasing, heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment Sales, rental and leasing, light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Environmental Education Facilities	—	AP	X	X	X	X	AP	X	AP	X	X	X	AP	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Game Preserve	—	X	X	P	X	X	P	X	P	X	X	X	X	X
Gas Pumps	531.50	X	X	P	P	P	P	P	P	P	X	X		P
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	—	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	AP	P	X	X	X	P	P
Hospital	—	X	X	X	X	X	P	X	P	X	X	X	X	X

Industrial, Heavy	—	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	—	X	X	X	P	P	P	X	P	X	X	X	X	P
Intensive Services:														
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	SP	SP	X	AP	X	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
<u>Lodging Places: Boatel</u>	<u>531.28</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ³⁹	P	P	P	X	X	X	X	P
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X

Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Nursing Homes	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Office, Medical or Professional	—	X	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	—	X	P	P	P	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	X	P	X	P	P	X	P	X	X	X	X	X
Dry Cleaners: Neighborhood	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X

Personal Wireless Service Facilities	531.37	See Section 531.37												
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Public Community Uses	531.39	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP/SP	P
Public Use Facilities	531.40	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P
Post Offices	—	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	AP		P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
Recreational Vehicle Parks and subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	X	X	X		X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Single Family Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X

Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
Residential Use: Waterfront Structures (Residential)	531.47	AP	X	X	X	X	X	AP	AP	AP	AP	X	AP	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X		P
Sexually Oriented Businesses	531.52	See Section 531.52												
Slaughterhouses	531.1	X	X	X	X	SP	X	X	P	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X

Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X
Utility Use	531.54	SP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP/SP	AP	P
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X		X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	X
Water Dependent Uses		X	X	X	X	X	X	P	P	X	X	X	X	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X

AP = Administrative Permit; SP = Special Permit, P = Permitted,

X = Not Permitted

AP/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted with approval of a General Development Plan. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.
- Notwithstanding the development review procedures set forth in this table or any other provision of this Code, the development review procedures required pursuant to Chapter 3 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.

³⁹ Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

EXHIBIT “C” – Section 531 – Standards for Specific Uses

531.28. Lodging Places.

A. Hospital Guest Houses.

1. All parking associated with hospital guest houses located in the RMF district shall be located in the rear yard of the facility. If such a location is not feasible due to existing site conditions, such parking will be allowed in the front or side yard with the provision of an additional five (5) feet in width for all required screening or roadway buffers and twenty-five (25) percent more landscaping than is required by Section 701.
All hospital guest houses shall be located on a street designated as collector or higher if the facility provides accommodations for seven (7) persons or more (not including resident staff).

B. Hotels.

1. All hotels within an HM district shall be located in the exterior of the project, facing the exterior, not the interior of the site.
Such hotels shall be located on roads designated as collector or higher, unless the site is located within an entranceway.
3. All hotels within the HM district shall provide a twenty (20) foot wide buffer meeting the requirements of Chapter 7 of the LDC.

C. Boatels

1. Boatels shall be considered water dependent lodging places, and shall be required to meet requirements of the Planned Development Waterfront Zoning District (PDW).
Boatel establishments shall be deemed to be commercial in nature due to the transient nature of the site and shall be subject to Floor Area Ratio (FAR) standards, as established in the Comprehensive Plan and Land Development Code.
3. Heavy equipment used for the operation of the boatel shall be stored in an area that is screened from view.
4. Hours of operation for boatel related heavy equipment shall be restricted to the window of time permitted by the Manatee County Noise Ordinance for similar heavy equipment used for construction.
5. No major repairs or maintenance of boats shall be permitted on site.
6. Boatels may also allow for accessory rental of sale of boats, service uses including onshore restaurants, alcoholic beverage establishments, and recreational facilities that are consistent with those considered to be passive, or low intensity in nature.
7. An applicant proposing a boatel shall provide at the time of public hearing, conceptual architectural drawings, elevations and plan views, showing the buildings and their relationship on the property. Conceptual architectural drawings, elevations and plan views submitted for review and approval shall include, but not be limited to, the following elements:
 - a. Roofline design
 - i. Roofline articulation.

- ii. Functional or decorative architectural features such as windows, balconies, etc.
- b. Façade design
 - i. Façade modulation,
 - ii. Varied rooflines,
 - iii. Functional or decorative architectural features such as windows, balconies, etc.
- c. Building materials
 - i. Materials of superior architectural character including, but not limited to paint color, brick, stone, wood, paneling, etc.
 - ii. Diversity of material.

EXHIBIT “D” – Chapter 10 – Transportation Management

1001.8. Street and Structure Numbering Standards.

A. General. The Grid System and Address Maps for the unincorporated Manatee County are part of this Code. The Department Director shall coordinate the preparation of address conversion charts consistent with said maps for the purpose of implementing the numbering of structures.

B. Reassignment. The Manatee County Department Director may, from time to time, re-assign street and structure numbers throughout Manatee County in order to facilitate a uniform and logical addressing system.

C. Adoption of U.S.P.S. Abbreviations for Street suffixes.

1. The abbreviations for street suffixes as set forth and published by the U.S. Postal Service are hereby adopted by Manatee County.
2. All functions undertaken by the County which incorporate street suffixes including, but not limited to, address lists for billing or inventory purposes and street signage shall utilize the street suffix abbreviations as adopted by the U.S. Postal Service.

D. Street Designation Assignments.

1. All streets, whether public or private shall be designated or approved by the Department Director in conformance with the County Grid System and addressing standards, at the preliminary plat/plan stage. An Ingress/Egress Easement used for access in lieu of a public or approved private street, serving one (1) lot shall be assigned a street number based on the County's grid system. The owner(s) of said easement will bear the responsibility and cost of fabricating and erecting the proper street markers and any additional signage as required by the Federal Highway Administration Manual on Uniform Traffic Control Devices for Streets and Highways and the Manatee County Public Works Standards Manual.

Street designations shall be assigned pursuant to the following chart.

Table 10-1. Manatee County Street Designation Chart

Name	Section of County	Direction	Length (ft)	Road Classification	Comment
Avenue	N S	N-S E-W	Over 1,000'	Normal or Grid	—
Boulevard	N S	E-W N-S	Over 1,000'	Minor	Route Divided Limited Use
Circle	N, S	Undefined	Any Length	—	—

Court	N S	E-W N-S	500'— 1,000' 0'	Between Grids	—
Cove	N S	E-W N-S	500'— 1,000' 0'	Minor	Cul-de-Sac
Crossing	N S	N-S E-W	0'—500'	Minor	—
Drive	N S	N-S E-W	500'— 1,000' 0'	Normal Between Grids	—
Glen	N S	E-W N-S	0'—500'	Minor	Cul-de-Sac
Lane	N S	E-W N-S	0'—500'	Minor	—
Parkway	N S	N-S E-W	Over 1,000'	Major	Route Divided Limited Use
Place	N S	N-S E-W	0'—500'	Minor	Cul-de-Sac
Pike	N S	N-S E-W	0'—500'	Minor	—
Road	N, S	N-S/E-W	Over 499'	Rural	Cul-de-Sac
Run	N S	E-W N-S	0'—500'	Minor	Cul-de-Sac
Street	N S	E-W N-S	Over 1,000'	Normal or Grid	—
Terrace	N S	N-S E-W	500'— 1,000' 0'	Minor	Cul-de-Sac
Trail	N, S	Undefined	Any Length	—	—
Way	N, S	Undefined	0'—500'	—	Cul-de-Sac

N=North S=South E=East W=West

3. The terms "Way" or "Trail" shall be reserved for streets without a predominant East-West or North-South direction, and for streets that meander without a clear direction.

4. The term "Road" shall be reserved for rural road-ways in either and East-West or North-South direction.
5. Circle streets, e.g., streets which have more than one access off the same street shall be designated as "Circle" and shall be applied as follows:

North County:

A "Circle" which begins and ends on a North-South road shall be designated "Street Circle."

A "Circle" which begins and ends on an East-West road shall be designated "Avenue Circle."

South County:

A "Circle" which begins and ends on an East-West road shall be designated "Street Circle."

A "Circle" which begins and ends on a North-South road shall be designated "Avenue Circle."

6. A street which changes direction shall be handled as follows:
 - a. A dead end street which may change direction shall be numbered or named in accordance with the predominant direction it travels and the cross street it intersects.
 - b. A connecting street which has a predominant direction of travel shall be numbered or named in accordance with that direction even though portions of the street vary in direction.

E. Assigning Street Numbers and Names.

1. *Numbers.* Streets shall be assigned numbers in accordance with the approved County Grid System.
2. *Names.* Streets may be assigned names where the street is designated in such a curvilinear fashion that it would be difficult to number due to its various directional changes or within subdivisions or planned developments upon the recommendation of the local Fire District, Public Safety, Environmental Management, and Building and Development Services Departments and approval by the Board of County Commissioners. No names shall be assigned or approved which duplicate existing street names either actually or phonetically.
3. *Dual Designations.* Dual designations (e.g. Cortez Rd/44th Ave E) shall be prohibited.

F. Street Markers. Street markers shall be required for all private and public streets.

G. Commemorative Naming of Street. Streets under the jurisdiction and control of the Board of County Commissioners of Manatee County may be named in honor of distinguished individuals or organizations in accordance with the following procedures:

1. The naming of public streets in honor of individuals or organizations shall be by resolution adopted at a public hearing after publication of notice in the manner required by law for the adoption of county ordinances under F.S. § 125.66(2)(a).

Eligibility requirements for individuals and organizations will be based upon demonstrated integrity, contribution to the community, patriotism and such other criteria as may from time to time be established by the Board.

3. Prior to the public hearing, the County Administrator or designee shall develop a fiscal impact statement and the County Attorney shall review any legal considerations.
4. With respect to the naming of the streets, all applicable requirements of law and the following requirements shall be met:
 - a. A petition containing the names of at least two-thirds (2/3) of the property owners directly affected by the proposed action must be submitted to the Board;
 - b. The public hearing shall be continued for at least a period of six (6) days prior to adoption of the resolution to ensure an opportunity for full participation by all segments of the community; and
 - c. Streets already named in honor of an individual or organization shall not be considered for renaming.

H. Structure Number Assignments.

1. Structure number assignments shall be based on an odd/even system for opposite sides of the street. When a single assignment is being made in a developed area, the existing and most prominent system shall be used for the assignments even though it may conflict with the following systems:
 - a. North County (North of the Manatee River):
 - i. Even Numbers: North and East sides
 - ii. Odd Numbers: South and West sides
 - b. South County (South of the Manatee River):
 - i. Even Numbers: South and West sides
 - ii. Odd Numbers: North and East sides

General Assignments.

- a. Where multiple separate principal structures exist on a single frontage, they shall have the same number, with the rear structures designated in letter form beginning with "A."
- b. Where land is not subdivided, the numbers shall be assigned from 1 to 99 (6919, 6950, 6990), depending where the structure is approximately located within the grid.
- c. Structures shall be assigned a number based on the grid on which the predominant portion of its street frontage is located.
- d. Structures located on a corner lot shall be assigned a number based on the frontage orientation of the structures, as determined by the Planning Director.
- e. Prior to the issuance of a Certificate of Occupancy or Completion, the structure for the principal use shall have its assigned structure address number clearly posted on the structure or in the case of a structure which is

not visible from the road or is set back from the road more than 100 feet, the numbers shall be placed on a sign or mailbox near the driveway entrance and shall be clearly visible from the road. In addition to the number being posted at the driveway entrance, it shall also be placed on the structure. Numbers 3" in height (minimum) for residences and 6" in height (minimum) for businesses shall be used.

- f. Street circles and Avenue Circles shall be numbered consecutively with the numbers beginning at the lowest number cross street end and proceeding upwards.
3. Platted Subdivision and Mobile Home Park Assignment.
- a. Lots within a platted subdivision or mobile home park shall be assigned numbers by the County at the time of submittal and prior to final plat approval by the Board and its recording.
 - b. The numbers shall be assigned in the sequence of 2 or 4 digits (1010, 1014, 1018, 1022) depending on the lot size. At the grid line the numbers shall jump accordingly to the next grid sequence. Where a Drive, Terrace, Plaza or Court, Boulevard, [or] Way exist in close proximity to each other, the number sequence shall be assigned so that each street does not begin with the same structure number (6401, 6403, 6405).
4. Multi-Family Residential and Commercial Assignments.
- a. Multi-family residential and commercial units (rental or ownership) which have all individual ground floor unit entrances shall have individual addresses (numbers).
 - b. All other multi-family residential and commercial units shall have building numbers and individual apartment or unit designations (A, B, or 101, 201, etc.). Examples of this type include:
 - i. High-rise buildings with multiple units, common entrance and corridors.
 - ii. One or two-story buildings where units are entered from common entryways or corridors.
 - c. Whenever possible, the same system of building/unit addressing shall be applied within a definable project even if the type of unit design might dictate a change of addressing methods.
5. Recreational Vehicle Parks. Recreational Vehicle Parks shall be assigned one address for the park as a whole. This address is generally either the number of the main entrance or the clubhouse/recreation center. Individual lots/parcels will have their own designations as determined by the developer/property owner and as approved by the Department Director.
6. Lodging Places: Boatel. Boatels shall be assigned one address for each structure housing the individual rental spaces. Each individual rental space will have their own designation, as determined by the developer/property owner and as approved by the Department Director. Accessory uses such as a clubhouse, restaurant, café, etc. will be addressed separately.
- I. **Street Designation Waiver.** A street name waiver may be granted by the Board at the preliminary plat/plan stage. Such street waiver shall be based on the curvilinear

nature of street(s) where the assignment of street numbers will result in difficulty in the delivery of postal and emergency services. The local fire district having jurisdiction, Public Safety, Environmental Management, and the Building and Development Services Department shall review all street waiver request and forward to the Board of County Commissioners a recommendation to approve or deny the waiver request. No street waiver request shall be approved by the Board unless finding of fact that emergency service response will not be compromised by the granting of said waiver is made by the Board.

J. System Implementation.

1. A fee will be assessed for each new address assigned. Addresses assigned as part of an area wide readdressing program are not subject to said fee unless so authorized by the Board.
2. The cost of furnishing and installing all required signage shall be borne by the applicant requiring development approval.
3. All assigned structure numbers shall remain affixed to the respective structure and maintained by the property owner.
4. Temporary street designation signs shall be erected at the time when Building Permits are issued, in that portion of a development, at all points where permanent signs will be required. Complete visibility of street signs shall be maintained by the developer until the temporary signs are replaced by permanent signs.
5. All existing principal structure(s) shall post structure numbers meeting the requirements of this Code.

1005.3. Number of Vehicular Parking Spaces Required.

Minimum Parking Requirements. A. The minimum required number of off-street parking spaces shall be in accordance with Table 10-2, Parking Ratios. Handicap parking spaces shall be provided in accordance with F.S § 316.1955, the Americans with Disabilities Act and shall be counted as part of the total parking space requirement.

Table 10-2: Parking Ratios

Use	Spaces/Sq. Ft. or Unit of Measure	Notes
<i>Agricultural Uses:</i>		
Agricultural Products Processing Plants		15
Agricultural Research Facilities	1/300 Gross Office Area	2
Agriculture	No Requirement	
Animal Rehabilitation Center	1/250 Gross Office Area	2
Animal Shelter	1/400 Gross Office Area	

Breeding Facility (non-wild, non-exotic)	1/400 Gross Office Area	2
Stockyards and Feedlots	1/250 Gross Office Area + 1/1000 GFA Remaining Area	1+8
Farms	No Requirement	
Farm Equipment and Supply Establishments	1/500 Gross Retail Sales Area	2
Farm Worker Housing	1/Dwelling Unit	
Farming Service Establishments	1/400 GFA	11
Kennels	1/500 GFA	2
Mobile Home in Add. to Residence	2/Mobile Home	
Ranches	No Requirement	
Sawmills	1/300 Gross Office Area + 1/2000 GFA	11
Short Term Agricultural Uses	No Requirement	
Slaughterhouses		8
Stables or Equestrian Centers (public or private)	No Requirement	
Veterinary Hospitals	1/400 GFA	2
Commercial Uses:		
Retail:		
Auction House (Open, Enclosed, Auto)	1/2 seats, or 1/250 GFA, whichever is greater	
Building Material Establishment	1/500 GFA	11
Alcoholic Beverage Establishment	1/80 GFA or 1/2 seats, whichever is greater	
Restaurants:		
Drive-in/Drive-through (No Seats)	1/150 GFA	5
Sit Down/Walk In	1/80 GFA or 1/2 seats, whichever is greater	
Furniture and Carpet Store	1/500 GFA	
Gas Pumps	1/Two Pumps	4
Grocery Store and Convenience Store	1/200 GFA	10+16
MH/RV Sales/Rental/Leasing	1/600 Gross Sales Area	3
Motor Vehicle Sales/Rental/Leasing	1/500 Gross Sales Area + 1/4500 Open Sales Area	11+4

General Retail Sales Uses (including Community and Regional)	1/250 GFA for uses 50,000 GFA or less 1/500 for uses with more than 50,000 GFA	2
Retail Sales, Neighborhood Convenience Uses (excluding grocery and convenience stores, see above)	1/300 GFA	16
Service Stations	3/Bay + 1/500 GFA	4
Shopping Center	1/250 GFA for first 400,000 Sq. Ft. and 1/300 GFA for second 400,000 Sq. Ft. and 1/400 GFA thereafter	6
Theatre (Free Standing)	1/3 Seats	
Theatre (Within Shopping Center)	1/3 Seats for Sq. Ft. that exceeds 20% of Shopping Center GFA	
Services:		
Banking:		
Automatic Teller		4
Bank	1/300 GFA	18
Bank/Drive-Through	1/300 GFA	5
Business Services		8
Health Services:		
Professional Office	1/400 GFA	18
Clinic	1/250 Gross Office Area	
Veterinary Clinic	1/400 Gross Office Area	
Hospitals	1.5/Patient Bed (No Maximum)	18
Medical and Dental Laboratories	1/250 GFA	
Medical and Dental Office	1/250 GFA	
Nursing Home	1/Two Beds	
Lodging Places:		
Bed and Breakfast	1/Lodging Unit	
<u>Boatel</u>	<u>1/250 Gross office Area + 1/Lodging Unit + 1/5 Lodging Units for Guest Parking</u>	<u>6, 13, 18</u>
Boarding House	1/1.5 Beds + 1/500 GFA	
Camps	1/2000 GFA	
Dormitories	1/1.5 Beds	
Hospital Guest House	1/1.5 Beds	

Hotels/Motels	1/Lodging Unit + 1/Ten Lodging Units	6, 18
RV Parks	1 Parking Pad Per RV Site	
Miscellaneous Services:		
Office	1/400 Gross Office Area	11+18
Car Wash:		
Self-Serve	4 Stacking Spaces/Wash Bay	2
Incidental	4 Stacking Spaces/Wash Bay	2
Full Service	10 Stacking Spaces/Wash Bay	2
Construction Service Establishments	1/300 GFA	11
Dry Cleaners (neighborhood, general and pick-up)	1/300 Gross Office Area	11
Exterminating and Pest Control	1/300 Gross Office Area	11
Food Catering	1/300 Gross Office Area	11
Funeral Chapel	1/Three Seats in Main Assembly Area	11 Chapel
Funeral Home	1/Each Three Seats in Each Parlor	11
Lawn Care/Landscaping	1/300 in Gross Office Area	11
Personal Service Establishment	1/300 GFA	2
Rental Service Establishment	1/300 GFA	11
Repair Service Establishment	1/300 GFA	11
Sign Painting Service	1/300 GFA	11
Taxi-Cab, Limousine Service	1/500 GFA	11
Vehicle Repair:		
Neighborhood Serving	3/Bay + 1/500 Gross Sales Area	11
Community Serving	4/Bay + 1/500 Gross Sales Area	11
Major	4/Bay + 1/250 Gross Sales Area	11
Industrial:		
Industrial Service Establishment		8+11
Manufacturing:		
Heavy		8+11
Light		8+11+18
Research and Development Activity		8+11

Community Service Uses:		
Civic, Social and Fraternal Organizations/Clubs	1/3 Seats of 1/250 GFA, whichever is greater	
Cultural Facilities	1/400 GFA, not less than 10 spaces	
Correctional Facilities (Community & Major)		9
Emergency Shelters		9
Post Offices		8+11
Public Community Use	1/300 GFA	
Public Use Facilities		9
Rehabilitation Center	1/250 Gross Office Area	
Residential Treatment Facilities	1/3 Residents + 1/Resident Staff Member + 1/Non-resident Staff Member	
Resource Recovery Facilities	1/500 Gross Office Area	11
Utility Use (Heavy and Non-Heavy)	1/400 Gross Office Area	11
Miscellaneous Uses:		
Flea Markets:		
Enclosed	2/Booth or 1/100 GFA	
Open	2/Booth or 1/100 Gross Sales Area	
Lumberyard	1/500 Open Sales/Display Area	11
Wholesale Trade Establishment	1/1,500 GFA	11
Waterfront Structures (Commercial)	1/Two Boat Slips or Moorings	
Water Dependent Uses		13
<i>Open Uses of Land—Light:</i>		
Cemetery:		
Human	1/3 Seats in Assembly Area	
Pet	1/500 Gross Office Area	
Game Preserve and Outdoor Shooting Ranges	1/200 Gross Office Area	
Land Preserves, Public or Private	1/1000 Gross Office Area	
Tree Farm	1/300 Gross Office Area	
Minor Earthmoving	No Requirement	
<i>Open Uses of Land—Heavy:</i>		

Junkyards, landfills and mining	1/300 Gross Office Area	11
Major Earthmoving	No Requirement	
Recreation Uses:		
Passive Recreational Use		6+4+9
Swimming Pools	1/200 Square Feet of Pool Area	4
Low Intensity Recreational Use	1/3 Seats or 150 GFA Whichever is Greater	6+4+9
Tennis Courts	2 Spaces/Court	6+4
Golf Course	5/Hole	6
Golf Driving Range	1/Tee Plus Additional, As Necessary, For Other Uses On-site	
High and Medium Intensity Recreational Uses	1/3 Seats or 150 GFA Whichever is Greater	6
Bowling Alleys	4/Alley	6
Dancing Establishment	1/60 GFA or 1/2 Seats for Counter Bars, 24 Lineal Inches Shall Count As One (1) Seat	6
Private Neighborhood Parks/Pool Facilities (Serving 100 Lots/Units or Less)	1 Space Minimum for Parks and 2 Space Minimum for Pools	
Residential Uses:		
Family Care Homes	1/3 Residents + 1/Resident Staff	
Assisted Living Facility	1/3 Residents + 1/Resident Staff	
Group Housing	1/3 Residents + 1/Resident Staff	
Residential Care Facilities	1/3 Residents + 1/Resident Staff	
Mobile Home Parks and Subdivisions	2/Mobile Home	17
Multiple Family Dwellings	2/Dwelling Unit, plus 1 Space Per 10 Units for Guest Parking	
Single Family Dwellings (attached and detached)	2/Dwelling Unit	
Recreational Vehicle Parks	1 Parking Pad per RV Site	17
Temporary Living Facilities:		
Temporary Mobile Home While Constructing	2/Dwelling Unit (Spaces Provided for Home Under Construction May Serve as the 2 Required Spaces)	
Duplex Dwellings	2/Dwelling Unit	
Individual Mobile Homes	2/Mobile Home	

Residential Support Uses:		
Church or Other Place of Worship	1/3 Seats in Principal Room of Worship	
College/University (PDP/SP)		9
Day Care Center, Large	1/Ten Persons	7+11
Day Care Center, Small	1/Ten Persons	2+11
Family Day Care Home	1/Five Children	9
Schools		9
Transportation Facilities:		
Aircraft Landing Field		13
Airport		13
Bus or Train Terminal		13
Bus, Truck or Train Maintenance Facility		13
Hazardous Waste Transfer Facility		13
Heliport & Helistop		13
Intermodal Terminal		13
Freight Terminals		13
Motor Pool Facilities		13
Railroad Switching/Classification Yard		13
Warehousing:		
Warehouse	1/1500 GFA	11
Warehouse, Mini	1/50 Storage Units or 1/5000 GFA, whichever is greater + 2 Spaces at Manager's Office	

GFA = Gross Floor Area

Table Notes:

All references to employees shall be based on the maximum number of employees on the peak shift. Unless otherwise specifically indicated, all square footage shall be based on gross floor area measurement.

The required amount of parking spaces shall be calculated by adding the "Spaces/Sq. Ft. or Unit of Measure" column and the "Note" column. The following list includes additional parking requirements denoted in the note column.

1. Or a minimum of one (1) space for each employee based on the peak shift, whichever is greater.
Or a minimum of four (4) spaces.

3. Enclosed floor area gross, plus one (1) space for each two thousand (2,000) square feet of open sales display lot area.
4. Minimum five (5) spaces if not accessory to another use. At service stations and gas pumps, such parking shall be adequate to serve both employees and those customers not obtaining gasoline products.
5. Four (4) stacking spaces per each drive-through lane, measured from the speaker board, exclusive of any on-site travel lanes. Five (5) stacking spaces, measured from the drive-thru teller position.
6. Restaurants, assembly rooms, theaters, and other similar intensive uses shall be calculated separately for each use for which the floor area exceeds twenty (20) percent of the shopping center gross floor area.
7. An on-site service drive.
8. Or one (1) space per four hundred (400) square feet of gross office area, plus one (1) space per one thousand (1,000) square feet of the remaining gross floor area.
9. Based on a review by the Department Director of each proposal including such factors as the designed capacity of all assembly rooms and meeting areas. The availability of areas on-site that can be used for auxiliary parking in times of peak demand shall also be considered, but in no instance less than one (1) space per full-time employee, plus a sufficient number of spaces to accommodate the greatest anticipated number of people in attendance at the facility at any one time. An independent parking study may be required at the discretion of the Department Director to analyze the parking requirements. Said study shall be prepared by an engineer or architect, cost of which shall be borne by the applicant.
10. All grocery stores over twenty thousand (20,000) square feet shall provide an additional six (6) feet in width for all drive aisles directly adjacent to the commercial buildings.
11. Plus one (1) space for each company vehicle.
12. Plus one (1) space/two hundred (200) square feet of gross non-residential floor area.
13. One (1) space per employee, plus one (1) space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of vehicles that may be expected at any one time. An independent parking study may be required at the discretion of the Department Director to analyze the parking requirements. Said study shall be prepared by an engineer or architect, cost of which shall be borne by the applicant.
14. Plus one (1) space/one thousand (1,000) square feet for the first ten thousand (10,000) square feet plus one (1) space/each additional three thousand (3,000) square feet.
15. One (1) space per one and one-half (1.5) employees on major shifts, plus one (1) space per company vehicle, plus sufficient space to accommodate the largest number of visitors that may be expected at any one time, but with a minimum of one (1) space per one thousand (1,000) square feet of gross floor area.
16. All freestanding buildings or shopping centers containing Retail Sales, Neighborhood Convenience uses shall provide a bicycle rack containing a minimum of one (1) bicycle space per one thousand (1,000) square feet GFA for the first ten thousand (10,000) square feet and one (1) per ten thousand (10,000) square feet GFA thereafter.
17. In mobile home parks, subdivisions and recreational vehicle parks, required parking for associated clubhouses, activities buildings and other recreational facilities may include up to twenty-five (25) percent of the required parking for said facilities as golf cart parking spaces. An additional twenty-five (25) percent may have a dual car/cart designation. These spaces shall be a minimum of five (5) feet in width and ten (10) feet in depth.

These spaces shall be paved, striped and marked "Golf Cart Parking Only" either on the pavement or with appropriate signage.

18. For parking facilities greater than one hundred (100) spaces, the number of parking spaces may be reduced by as much as fifteen (15) percent if the owner/tenant creates and implements an operational/permanent commuter assistance program for all employees. This plan shall be submitted to both the Sarasota Manatee Metropolitan Planning Organization (MPO) and Building and Development Services Department prior to issuance of a certificate of occupancy for the project. The plan shall contain all proposed measures to reduce the need for parking for its employees, including carpooling, vanpooling, etc. A draft of the plan shall be submitted for review at the time of site development plan submittal. For hotels and motels, those that provide shuttle service to and from airports and other community facilities may be eligible to receive a reduction in parking requirements. In order to receive a reduction, the applicant must commit to providing shuttle service, in writing, at the time of site development plan approval. The project area saved by the reduction of parking spaces must be used and maintained for open space. The commuter assistance program plan shall be renewed every two (2) years by the owner/tenant and submitted to the Building and Development Services Department for review and approval. Without renewal of the plan, the owner/tenant shall file an off-street parking plan or revised final site plan within one (1) year of the expiration of the plan to provide the parking spaces credited to the commuter assistance plan.

1006.4. Number of Loading Spaces Required.

Off-street loading spaces accessory to a use shall be provided in accordance with Table 10-4. If there is uncertainty with respect to the amount of loading spaces required by this Code, the maximum requirement for the general type of use allowed in that district shall govern and shall be determined by the Department Director. Where the required number of loading spaces is not set forth for a particular use in the following paragraphs, and where there is no similar general type of use listed, the Department Director shall determine the basis of the number of spaces to be provided.

(Ord. No. [16-24](#), § 3(Exh. A-9), 11-15-16)

Table 10-7: Loading Space Uses

USE CATEGORY	FLOOR AREA IN SQUARE FEET	NUMBER OF SPACES REQUIRED
	1,000 - 20,000	1
	20,001 - 40,000	2
	Each additional 20,000 square feet or fraction	1
	30,000 - 100,000	1

Offices, Hotels, Boatels , Hospitals, Nursing Homes, Adult Congregate Living Facilities, or Similar Uses	Each additional 100,000 square feet or fraction	1
	10,000 - 50,000	1
	50,001 - 100,000	2
	Over 100,000	4
	15,000 - 40,000	1
	40,001 - 100,000	2
	100,001 - 150,000	3
	Each additional 80,000 square feet or fractions	1
