

Table 2.3-1: Permitted Principal Uses

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

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

USES	RESIDENTIAL DISTRICTS									OFFICE DISTRICTS			COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS		
	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7 ²	I-1	I-2	I-3
COMMERCIAL (CONT.)																						
Building Material Sales																						
Level I														p ³		P	P	C		P		
Level II																				P	P	P
Consignment Shops/Thrift Stores													C									
Convenience Sales & Personal Service Uses (All)														p ³ /C ³	P	P	P	p ⁴	p ⁴	C		
Barber Shops										P	P	P	P									
Beauty Shops										P	P	P	P									
Candy, nut and confectionery stores													P									
Card Shops													P									
Cosmetic Stores													P									
Day Spas										P	P	P	P									
Exercise and Martial Arts Studios										P	P	P	P									
Fabric Stores													P									
Facial and Scalp Treatment Service										P	P	P	P									
Flower Shops													P									
Music and Dance Studios										P	P	P	P									
Convenience Stores														p ³ /C ³	P	P	P	C	C ⁸	C		
Day Care Centers				C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C ⁸	P		
Department Stores																P	P	P	P ⁸			
Food Stores														p ³ /C ³		P	P	P	C ⁸	P		
Funeral Homes and Crematoriums										P	P	P	P	P		P	P			P		
Hotels										P	P	P		P		P	P	P	P	P	P	
Indoor Commercial Recreation Uses														P		P	P	C	C ⁸	P		
Indoor Gun Clubs and Shooting Galleries														P		P	P			P		
Kennels														p ⁷		p ⁷				p ⁷	p ⁷	p ⁷
Laundry and Cleaning Establishments, Level I														P	P	P	P		C ⁸	P		
Laundry and Cleaning Establishments, Level II														P	P	P	P			P		
Laundry, Cleaning and related garment service pick-up stations serving primarily the public													P	P	P	P	P			P		
Liquor Stores														p ³ /C ³	P	P	P	C	C ⁸	C		
Marine Uses														P			P			P	P	P
Medical Marijuana Dispensing Facilities¹²											P	P	P	P	P	P	P	P	P	P		
Mobile Home Sales, Rental & Service Agencies														P			P			P	P	P
Motels										P	P	P	P	P		P	P	P	P	P		
Motor Vehicle & Boat Uses																						
Sales, Rental Uses													C	P			P			P		
Fuel Sales Uses													C	P	C	P	P	C		P		
Services Uses													C	P	C	P	P	C		P		
Parts & Accessory Stores													C	P		P	P	C		P		
Repair, Retail													C	P						P	P	P
Neighborhood Convenience Centers			C	C	C	C	C	C		C	C											

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

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INDUSTRIAL																							
Industrial-Type Service Establishments																							
Level I (All)																					P	P	P
Catering Establishments																							
Level II														P					P	P			
Level III																					C	P	P
Industrial Uses																							
Level I																					P	P	P
Level II																					C	P	P
Level III																							C
Research and Development Facilities of an Industrial Nature																							
Scrap, Waste and Reclaimed Materials Trade																							
Level I																						C	C
Level II																							C
Airports, Landing Fields and Heliports																							
Railroad Marshalling Yards																							
Transit Storage and Maintenance Facilities																							
Transit Terminal Facilities																							
Warehousing and Motor Freight																							
Transportation Uses																							
Level I														P				P	C		P	P	P
Mini-Warehousing and Storage																							
Level II														P							P	P	P
Level III																					C	P	P
Wholesale Trade Uses																							
Level I																					P	P	P
Level II																					C	P	P
Level III																							C
COMMUNITY FACILITIES																							
Community Gardens	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public & Quasi-Public Non-Commercial																							
Principal Uses																							
Level I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	
Level II	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P				P		
Public & Quasi-Public Non-Commercial																							
Principal Uses for Munn Park and Downtown Districts																							
Level I																						P	P
Level II																						P	P
Churches, Synagogues and Other Houses of Worship⁹	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P		

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

Footnotes:

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

(Ord. No. 5455, 07-21-14; Ord. No. 5522, 07-20-15, Ord No 5645, 07-17-17, Ord No 5717, 06-18-18)

Table 2.3-2: Permitted Accessory Uses

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

Footnotes:

1: In accordance with [Section 5.10](#) (Home Occupations)

3: In accordance with [Section 5.18](#) (Personal Wireless Service Facilities)

2: In accordance with [Section 4.3](#) (Accessory Dwelling Units)

4: In accordance with [Section 5.9](#) (Electric Vehicle Charging Facilities)

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