



SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

THIS USE TABLE WAS DERIVED FROM ARTICLE 6 AS AN ADMINISTRATIVE TOOL

LAST UPDATED ON JANUARY 1, 2019

OFFICIALLY ALLOWED USES ARE DETERMINED BY THOSE LISTED WITHIN THE CURRENT UNIFIED DEVELOPMENT CODE

USE TABLE KEY:

- A. *Types of Use.*
 1. P = *Uses permitted by right (Permitted Uses)*. A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable requirements of the UDC regulations. Additional dimensional standards may allow a more intense use through the special exception process where expressly provided for in Article 6, General, Base, and Inactive Zoning District Development Standards.
 2. L = *Uses permitted with limitations (Limited Uses)*. An "L" indicates a use that will be permitted subject to the use limitations in Article 6. Such uses are also subject to all other applicable requirements of the UDC regulations. Additional dimensional standards may allow a more intense use through the special exception process where expressly provided for in Article 6, General, Base, and Inactive Zoning District Development Standards.
 3. SE = *Uses permitted through a Special Exception process (Special Exception Uses)*. An "SE" indicates a use that is allowed only where approved as a special exception by the Board of County Commissioners in accordance with the procedures of Article 5. Special exception uses are subject to all other applicable requirements of the UDC regulations, including the additional standards contained in Section 5.3, except where expressly modified by the Board as part of the special exception approval.
 4. E = *Existing use on site only (Existing Uses)*. An "E" indicates a permitted use that is allowed only within a building or on a site where the use existed on October 27, 2003. Expansions of the use are allowed only in conformance with the development standards contained in these UDC regulations.
- B. *Uses Not Allowed.* A blank cell in the use table indicates that a use is not allowed in the respective district.
- C. *Use Categories.* Characteristics of the various use categories are provided with each category within the Use Table.

USE TABLE:

USE CATEGORY AND CHARACTERISTICS	SPECIFIC USE	OPEN USE				RESIDENTIAL				COMMERCIAL AND INDUSTRIAL									
		OUA	OUC	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU
OPEN USES																			
Agriculture. Characteristics: Uses that create or preserve areas intended primarily for the raising of animals and crops, conservation, and the secondary industries associated with agricultural production.	Agricultural Production – Crops, Livestock, and Animal Specialties (NAICS 111, 112), except as listed below	L		L	L	L	L												
	Animal boarding (Defined in Article 17)	L/SE		L/SE	L/SE	L/SE													
	Animal shelter (Defined in Article 17)	SE		SE	SE													SE	SE
	Aviary (Defined in Article 17)	L		L	SE														
	Farm/produce stand (Defined in Article 17)	L/SE		L/SE	L/SE														
	Keeping of ponies or horses	L		L	L	L													



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	Livestock auction (Defined in Article 17), feeding pen, milk processing (NAICS 112120), packing house (Defined in Article 17), stockyard (NAICS 488999)	L		L															
	Plant nursery (NAICS 111421)	L		L	L														
	Plant nursery with landscape supply (NAICS 111421 and 444220)	L/SE		L/SE	L/SE														
	Retail or wholesale sales of agriculturally-related supplies and equipment (NAICS 423820 and 444220)	SE		SE	SE														P
	Cannabis Farm (Defined in Article 17)	SE		SE	SE														
Resource Extraction. Characteristics: Uses that extract minerals and other solids and liquids from land.	Borrow pit (Defined in Article 17)	L		L	L														

RESIDENTIAL USES

<p>Household Living. Characteristics: Residential occupancy of a dwelling unit by a household on a month-to-month or longer basis in structures with self-contained dwelling units, including kitchens.</p> <p>Household Living includes Assisted living facilities with self-contained individual units that meet the definition of a dwelling unit and retirement center apartments.</p> <p>See Article 8, Section 124-130 – Housing Types</p> <p>See Article 8, Section 124-131 – Rental of Dwelling Units in OUA, OUR, OUE, RE, RSF, RMF (not on barrier islands), RC and RMH Districts</p>	Single-family detached	P	L	P	P	P	P	P											L
	Lot line, traditional, patio, villa or atrium house						L	P											
	Two-family house						L	P											
	Townhouse (semi-attached, roof-deck, stacked)						L	P				P							
	Multifamily (multiplex, apartment)							P		L	L	L/SE	P		L				L
	Manufactured home																		P
	Manufactured home park/subdivision																		P



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		OUA	OUC	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU
	Accessory dwelling unit					L	L												
	Guest house	L		L	L	L	L												
	Short term rental (Defined in Article 17) (RMF on Barrier Islands Only)							L											
	Live-work unit									L	L	L	L		L		L	L	
	Upper story residential									L	L	L /SE	P		L	L			
Group Living. Characteristics: Residential occupancy of a structure by a group of people that does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Group Living Structures have a common eating area for residents and the residents may receive care or training.	All group living (Defined in Article 17), including boarding house; rooming house; fraternity; sorority; orphanage (NAICS 623999); community residential home; group home for the physically disabled, mentally retarded, or emotionally disturbed with 14 or more residents; hospice, nursing, or convalescent home (NAICS 623111); monastery; convent; residential facility without individual self-contained dwelling units.			SE	SE	L	L	L	SE	L	L	L	L						L
PUBLIC AND CIVIC USES																			
Community Service. Characteristics: Uses of a public, nonprofit, or charitable nature providing ongoing education, training or counseling to the general public on a regular basis, without a residential component.	All community service including community recreational facility (nonprofit), library, museum (NAICS 7121), neighborhood arts center or similar community facility (public), philanthropic institution, senior center, union hall youth-oriented community service, except as provided below.			SE	SE	SE	SE	SE	SE	P	P	P	P		P				P
	Rural retreat center (Defined in Article 17)	SE		SE	SE														
Day Care. Characteristics: Uses providing care, protection, and supervision for more than six children or adults on a regular basis away from their primary residence. Care is typically provided to a	Family day care home (NAICS 624120) (Defined in Article 17)	P		P	P	P	P	P	P	P	P	P	P		P			SE	
	Large family child care home (NAICS 624120) (Defined in Article 17)	P		P	P	P	P	P	P	P		P	P		P			SE	



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given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day.	Day care facility (Defined in Article 17), including intermediate childcare, afterschool, and latch-key programs	L/SE		SE	SE	SE	SE	L	SE	L	L	L	L		L		SE	SE	L
	Adult day care home (up to 6) (Defined in Article 17)	P		P	P	P	P	P	P	P	P	P	P		P				
	Adult day care facility (7 or more) (Defined in Article 17)	SE		SE	SE	SE	SE	L	SE	P	P	P	P		P				
Educational Facilities. Characteristics: Public and private (Including charter or religious) schools at the primary, elementary, middle, junior high, or high school level that provide basic academic education. Also includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree usually in a campus setting.	College, seminary, or university (NAICS 6112 and 6113, not including vocational, trade, or business schools)									SE	P	P	P		P		P		P
	Day facility (Defined in Article 17)			SE	SE	SE				P	P	P	P		P			P	P
	Elementary, middle or high school (NAICS 611110)			SE	SE	SE	SE	SE			P		P						P
	Vocational, trade or business school (NAICS 6112 - 6115)									P	P	P	P		P		P	P	P
Government Facilities. Characteristics: Offices, storage, maintenance, and other facilities for the operation of local, state, or federal government.	All government facilities including post offices (NAICS 491), except as listed below																		P
	Jail, prison or work camp (NAICS 922140)																		SE
Medical Facilities. Characteristics: Uses providing medical or surgical care to patients, some uses may offer overnight care.	All medical, dental, and chiropractic offices, laboratories and facilities (NAICS 6211, 6213, 6214, 6215, 6216, 6219, 6221_except as listed below									L	P	P	P	L	P			P	SE
	Patient family accommodations (Defined in Article 17)										L	L	L						L
	Pain Management Clinics (Defined in Article 17)										SE	SE							
Parks and Open Areas. Characteristics: Uses focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas, or community gardens, and having few structures.	All parks and open areas, except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Cemetery, columbaria, mausoleum, memorial park (NAICS 812220)	L/SE		L/SE	L/SE	SE	SE	SE											P
	Wild animal sanctuary (Defined in Article 17)	SE		SE	SE														



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Passenger Terminals. Characteristics: Public or commercial facilities for the takeoff and landing of airplanes and helicopters, and terminals for taxi, rail or bus service.	All passenger terminals, except as listed below										P	P	P		P		P	P	P
	Airport, heliport (NAICS 485)			L							L	L	L		L		L	L	L
Places of Worship. Characteristics: Places of assembly that provide meeting areas for religious practice.	All places of worship (NAICS 813110)	SE		SE	SE	SE	SE	SE	SE	L	P	P	P		P				
Social Service Institutions. Characteristics: Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.	All social service institutions (NAICS 622210, 623210, 623220, 623990, 6241, 6242), except as listed below										SE	SE	SE		SE				SE
	Neighborhood resource center (Defined in Article 17)							SE		L	L	P	P		P			P	P
Utilities. Characteristics: Public or private infrastructure serving a limited area with no on-site personnel (Minor Utility) or the general community and possibly having on-site personnel (Major Utility).	Major utilities (NAICS 22), including aeration facility, artesian well, electric substation, electric or gas generation plant, filter bed, railroad right-of-way (new), waste treatment plant, water pumping facility, water tower, or water tank.	L		L	L	L	L	L	L	L/SE	L/SE	L/SE	L/SE	L	L/SE	L	L	L	L
	Minor utilities (NAICS 22), including neighborhood-serving telephone exchange, gas, or electrical installation; water and wastewater pump station or lift station.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Electric or gas generation plant (NAICS 221)																SE	SE	SE
	Stormwater facility in different zoning district than principal use				L/SE	L/SE	L/SE	L/SE	L/SE	P	P	P	P	P	P	P	P	P	P
	Transmission tower	See Chapter 188, Article II of the County Code																	

COMMERCIAL USES



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Adult Entertainment Uses. Characteristics: Sexually oriented uses.	Adult entertainment establishments (Defined in Article 17)												SE						
	Adult movie theaters and motels												SE						
	Adult bookstores and video stores (Defined in Article 17)												L						
	Semi-nude model studios												L						
	Other adult retail stores												L						
Indoor Recreation. Characteristics: Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting.	All indoor recreation including convention center, movie theater, and other theater (NAICS 512131, 7111), except as listed below										L/SE	P	P		P				
	Bar (Defined in Article 17)										L/SE	L	L	L	L			L	
	Clubs and lodges (Defined in Article 17)				SE	SE	SE	E	E	SE	P	P	P	P		P			
	Entertainment, indoor (Defined in Article 17)										L/SE	L/SE	L/SE	L	L	L/SE		L/SE	
	Indoor Facility for extreme sports such as paintball, BMX, or skateboarding											P	P		P			P	
	Firing, or archery range, indoor (Defined in Article 17)											P	P		P			P	
	Gymnastics facility, martial arts facility, fitness gym, dance and fine arts studio, indoor sports academy (NAICS 611620 and 611610)											P	P		P			P	
Office. Characteristics: Activities conducted in an office setting and generally focusing on business, government, professional, medical or financial services. Accessory uses generally have no external access or signs.	All offices, including government and non-government offices, urgent care facilities, emergency medical offices, counseling in an office setting, and TV and radio studios										L/SE	P	P	P	L	P		P	P



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Outdoor Recreation. Characteristics: Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities. Such activities may take place wholly outdoors or within a number of outdoor structures.	All outdoor recreation, including circus ground (NAICS 711190), drive-in theater (NAICS 512132), batting cage, golf driving range, mini-amusement park, miniature golf facility, swimming pool, tennis court, water park, stadium or arena, motor vehicle racing track or facility, commercial amphitheater, ballfield, commercial tourist attraction, and winter quarters or training quarters, except as listed below	SE		SE	SE							SE	SE		SE				L
	Community recreation facility (Defined in Article 17)				SE	SE	SE	P	SE	P	P	P	P		P				P
	Dog or horse track, jai-alai fronton											SE	SE		SE				
	Entertainment, outdoor (Defined in Article 17)									L/SE		L/SE	L	L/SE	L/SE			L/SE	
	Outdoor Facility for extreme sports such as paintball, BMX, or skateboarding	L/SE		SE	SE										P			SE	P
	Firing or archery range, outdoor (Defined in Article 17)	SE		SE											SE			SE	L
	Flea market, outdoor											SE			SE				
	Golf course, executive and par-three golf courses, clubhouse, yacht club, tennis club, country club	L/SE		SE	SE	SE	SE	SE	SE										
	Hunting/fishing camp or dude ranch (Defined in Article 17)	L/SE		SE	SE	SE													
	Recreational vehicle park/campground (Defined in Article 17)			SE	SE	SE		SE											
	Riding academy or public stable (Defined in Article 17)	L/SE		L/SE	L/SE	L/SE													
	Sports academy (Outdoors) (NAICS 611620)	L/SE		SE	SE														



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	Wilderness camping (Defined in Article 17)	L																	
	Commercial hunting and trapping (Defined in Article 17)	L/SE																	
	Polo club	L/SE		SE	SE						SE	SE		SE					
	Special events in conjunction with an approved outdoor recreation use	SE		SE	SE	SE	SE	SE		SE	SE	SE	SE		SE				
Parking, Commercial. Characteristics: Facilities that provide parking not accessory to a principal use, for which a fee may or may not be charged.	All commercial parking (NAICS 812930) including park-and-ride facility					SE	SE	SE			P	P	P	P	P			P	L
Restaurants. Characteristics: Establishments that prepare and sell food for on-premises or off-premises consumption.	All restaurants (NAICS 722511, 722513, 722514) and small scale catering establishments (NAICS 722310 and 722320), except as listed below							SE		L/SE		L	L	L	L	L		L	
	Drive-thru (drive in) (Defined in Article 17)											P	P	P	P			P	
Retail Sales and Service. Characteristics: Companies or Individuals involved in the sale, lease, or rental of new or used products, or providing personal services or repair services to the general public.	All retail sales (NAICS 442 – 453), excluding motor vehicle and mobile home dealers (NAICS 441 and 453930), Personal services (NAICS 811490), Professional services (NAICS 54), and Household goods maintenance and repair services (NAICS 8112 -8114) Including but not limited to the following uses: <ul style="list-style-type: none"> Barber shops, beauty salons, nail salons (NAICS 812111 – 8121990) Funeral homes and funeral services (NAICS 812210) Dry-cleaning or laundry drop-off facilities, laundromats (NAICS 812310 – 812331) Animal grooming (NAICS 812910) Photocopy, blueprint, package shipping, and quick sign services (NAICS 561431 and 561439) 											L/SE		P	P	L	P	P	L/SE



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	<ul style="list-style-type: none"> Psychics and astrologers (NAICS 812990) Bicycle repair (NAICS 811490) Taxidermists (NAICS 711510) Athletic, tennis, swim, or health clubs (NAICS 713940) Locksmiths (NAICS 561622), except as listed below 																		
	Animal hospital, veterinary clinic, with or without animal boarding (NAICS 541940); Pet Resort (NAICS 812910)	L/SE		L/SE	L/SE	L/SE					L/SE	SE	L/SE	L		L			
	Convenience store (Defined in Article 17) with gas pumps, gas station with minimart										L/SE		L	L	L	L			L
	Convenience store (Defined in Article 17) without gas pumps										L/SE		P	P	P	P			L
	Drive-thru retail sales or service										L		P	P	L	P			
	Garden center (Defined in Article 17)/completely enclosed										L/SE		P	SE		P			SE
	Garden center (Defined in Article 17)/outside merchandise										SE		SE	SE		P			SE
	Package store (Defined in Article 17)												P	P		P			
	Vehicle parts and accessories (NAICS 441310)										L/SE		P	P	L	P			P
	Retail sales of lumber and building supplies (NAICS 444110 and 444190) up to 60,000 square feet gross floor area												P	P		P			P
	Pawn shops (NAICS 522298)												P			P			
	Retail sales (NAICS 442 – 453, except 453930), over 60,000 square feet gross floor area in a single occupant building													SE	SE		SE		SE
	Medical Marijuana Dispensary (Defined in Article 17)											SE	SE						



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Self-Service Storage. Characteristics: Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property.	All self-service storage (NAICS 531130)											L	P	P		P		P	
Transient Accommodations. Characteristics: Residential units arranged for short term stays of less than 30 days for rent or lease.	All transient accommodations such as hotels, motels, inns, and extended stay facilities (NAICS 721110), except as listed below									L/SE		SE	L	L	L	SE			L
	Bed and breakfast (Defined in Article 17)	L/SE		SE	SE	SE	SE	SE		L/SE		L		L		SE			
Vehicle Sales and Service. Characteristics: Direct sales of and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Uses classified as Vehicle Service, General Involve services provided while the customer waits, same day pick-up of the vehicle or customers leaving a vehicle on-site for less than 24 consecutive hours	Car wash, full or self-service (Defined in Article 17)											P	P	P	P			P	
	Truck stop (Defined in Article 17)											SE		SE	P			P	
	Vehicle sales, leasing or rental (NAICS 4411, 4412, 532111, 532120)											SE			P			P	
	Vehicle service (NAICS 8111), intensive											SE			P			P	
	Vehicle service (NAICS 8111), general											L	L	L	L			L	
Water-Oriented. Characteristics: Uses that require direct access to navigable waters.	Boat livery/marina (Defined in Article 17)											P			P	P		SE	
	Boat sales (NAICS 441222), accessory to boat livery or marina											P				P			
	Dock or pier (commercial) (NAICS 48831)											E				P			P

INDUSTRIAL USES

Light Industrial Service. Characteristics: Firms engaged in the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and	<p>All light industrial service including but not limited to the following:</p> <ul style="list-style-type: none"> • Building, heating, and plumbing, landscaping, or electrical contractors and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (NAICS 23) • Bulk mailing services (NAICS 541860) 													P		P		P	P	P
--	---	--	--	--	--	--	--	--	--	--	--	--	--	---	--	---	--	---	---	---



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similar uses perform services off-site. Few customers, especially the general public, come to the site.	<ul style="list-style-type: none"> Catering establishments, large scale (NAICS 722310) Clothing or textile manufacturing (NAICS 313 – 316) Manufacturing or assembling of equipment, instruments (including musical instruments), appliances, precision items, electrical items (NAICS 334 – 335, 339) Printing, publishing, and lithography (NAICS 323) Production of artwork and toys (NAICS 339930) Sign making (NAICS 339950) Janitorial and building maintenance services (NAICS 561720, 561730, 561740) Exterminators (NAICS 561710) Maintenance yards or facilities Laundry, dry-cleaning, and carpet cleaning plants (NAICS 81233) Movie production facility (NAICS 51211) Photo-finishing laboratory (NAICS 812921) Repair of scientific or professional instruments, electric motors (NAICS 8112) Sheet metal shop Soft drink bottling (NAICS 312111) Storage area used for manufacturing Welding, machine, tool repair shop Woodworking, including cabinet makers and furniture manufacturing, except as listed below 																		
	Crematorium	L		L	L												SE	SE	
	Research testing, and development laboratory (NAICS 5417) without manufacturing facility										P		P				P	P	
	Medical Marijuana Research and/or Processing (Defined in Article 17)																SE	SE	



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USE CATEGORY AND CHARACTERISTICS	SPECIFIC USE	OPEN USE				RESIDENTIAL				COMMERCIAL AND INDUSTRIAL										
		OUA	OUC	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	
Warehouse and Freight Movement. Characteristics: Firms involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.	All warehouse and freight movement (NAICS 481112, 481212, 482111, 482212, 483111, 483113, 483211, 484, 488310, 488320, 4931), including the following: <ul style="list-style-type: none"> Bulk storage, including nonflammable liquids, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store (NAICS 48421, 4931) Bus barn Commercial packing for fruits and vegetables (NAICS 115114) Outdoor storage yard Parcel services (NAICS 4921) Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored and transferred except as listed below 												P					P	P	P
	Stockpiling of sand and gravel	L/SE		SE	SE													SE	SE	
Waste-Related Service. Characteristics: Uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.	All waste-related services																SE	SE	SE	
	Landfill (NAICS 562212)																			SE
	Recycling equipment, storage, and facilities (NAICS 562920)	SE		SE	SE												SE	SE	SE	
	Composting facility (Defined in Article 17)	SE																		
Wholesale Trade. Characteristics: Firms involved in the sale, lease, or rent of products to Industrial, Institutional or commercial businesses only. The uses emphasize on-site sales or order-taking and often include display areas. Business may or may not be open to the general public, but sales to the general public are not permitted. Products may be picked up on-site or delivered to the customer.	All wholesale trade (NAICS 423, 4241 -4246, 4248, 4249, 425); mail-order houses (NAICS 454110); sale and/or rental of machinery, equipment, heavy equipment, building materials, special trade tools, welding supplies, janitorial supplies, restaurant equipment, and store fixtures; commercial water softening.												P	P		P		P	P	



SARASOTA COUNTY UNIFIED DEVELOPMENT CODE

THIS USE TABLE WAS DERIVED FROM ARTICLE 6 AS AN ADMINISTRATIVE TOOL

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USE CATEGORY AND CHARACTERISTICS	SPECIFIC USE	OPEN USE				RESIDENTIAL				COMMERCIAL AND INDUSTRIAL										
		OUA	OUC	OUR	OUE	RE	RSF	RMF	RMH	CN	OPI	CG	PCD	CHI	CI	CM	IR	ILW	GU	
<p>Heavy Industrial. Characteristics: Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited. Includes any such use that is potentially dangerous, noxious, or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television, reception, radiation, or any other likely cause.</p>	<p>All heavy industrial (NAICS 311, 312, 321, 322, 324, 325, 326, 327, 331, 332, 333, 336, 337), including the following</p> <ul style="list-style-type: none"> • Animal processing, packing, treating, and storage • Citrus concentration plant • Processing of food and related products • Production of chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products • Production of fabricated metals or metal products including enameling and galvanizing • Sawmill • Commercial feed lot (NAICS 112) • Earth moving and heavy construction equipment • Wrecking, junk, or salvage yard. except as listed below 																SE	SE		
	Asphalt processing or manufacture, concrete batch plant (NAICS 324110, 324121, 327320)	SE		SE	SE													L	L	L
	Heavy industrial within a completely enclosed building																	P	P	P
	Slaughterhouse (NAICS 311611, 311615)	SE		SE														SE	SE	
	Warehouse, storage of flammable liquids (Defined in Article 17)																	SE	SE	SE
	Wholesale trade of flammable liquids (NAICS 4247)														SE			SE	SE	

IN GENERAL:

- A. *Approach to Categorizing Uses.* Specific uses may be further defined by their North American Industrial Classification System (NAICS) codes, and in Article 17, Definitions of the UDC. Any use not specifically set forth is expressly prohibited, unless the Administrator determines in accordance with Article 5, Section 124-45 Written Interpretation, that the use is similar to a listed permitted use. Where such similar permitted use is subject to limited use standards or special exception approval, the proposed use shall also be subject to such standards or approval.
- B. *Basis for Classifications.* Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions. The Use Categories provide a systematic basis for assigning land uses to appropriate zoning districts.



C. *Principal Uses Not Specifically Listed.*

1. Determination of the appropriate category for a proposed principal use shall be made by the Administrator in accordance with the provisions of Article 5, Section 124-45 Written Interpretation, use information contained in the NAICS codes as promulgated from time-to-time by the U.S. Census Bureau, and the criteria listed below. The criteria shall be used to determine both the appropriate category for a use not specifically listed in the Use Table or the examples in the Use Category descriptions, and whether a use is considered principal or accessory.
 - a. The actual or projected characteristics of the activity in relationship to the stated characteristics of each Use Category.
 - b. The relative amount of site area or floor space and equipment devoted to the activity.
 - c. Relative amounts of sales from each activity.
 - d. The customer type for each activity.
 - e. The relative number of employees in each activity.
 - f. Hours of operation.
 - g. Building and site arrangement.
 - h. Types of vehicles used and their parking requirements.
 - i. The relative number of vehicle trips generated.
 - j. Signs.
 - k. How the use is advertised.
 - l. The likely impact on surrounding properties.
 - m. Whether the activity is likely to be found independent of the other activities on the site.
2. Following a determination that a specific use not listed in the UDC regulations is similar to another listed use, the proposed use shall be subject to any limited or special exception use standards applicable to the similar use. The Administrator shall not amend these UDC regulations by adding to or eliminating any use standards for the proposed use.
3. Where a use not listed in the use table is found by the Administrator not to be similar to any other use in the table, the use shall be permitted only following a text amendment of these UDC regulations in accordance with Article 5, Section 124-38 UDC Text Amendments, and such a decision shall not be appealed to the Board of Zoning Appeals.
4. When considering appropriate districts for a use not listed in the Use Table, the district intent statements in Article 6, General, Base, and Inactive Zoning District Development Standards, shall be taken into consideration.

D. *Developments with Multiple Principal Uses.* Developments with multiple principal uses shall conform to the following:

1. When all principal uses of a development fall within one Use Category, the entire development is assigned to that Use Category.
2. When the principal uses of a development fall within different Use Categories, each principal use is classified in the applicable Use Category and each use is subject to all applicable regulations for that Use Category.

COMMENTARY: Where a use has a specific use standard applied in the use table (such as a minimum site acreage), the standard applies even when that use is part of a development with multiple principal uses.
3. A development comprised of uses regulated by separate rows on the Use Table shall be reviewed using the most restrictive process from among the proposed uses.

COMMENTARY: If a proposed development includes a convenience store, fuel sales and a restaurant, including outparcels, and one of those uses is only permitted by special exception in the district, then the entire development requires special exception review.
4. Where a use requiring a special exception lies on a separate legal parcel, only the building containing the use and its separate parcel shall be subject to special exception review, not the entire project. However, where the separate legal parcel is an outparcel, the special exception petition shall describe the relationship of the outparcel to the remaining site.

COMMENTARY: For example, where a truck stop in a CG District (requiring a special exception) is an outparcel within a larger retail development, the special exception shall review the outparcel only, not the entire development. However, where a special exception use is proposed in a building that contains a variety of other uses, the entire building and its associated parcel(s) of land shall require special exception review.

E. *Principal Uses.* The "Principal Uses" portion of each use category lists principal uses common to that use category. The names of these sample uses are generic and are based on common meanings, not on what a specific use may call itself.

COMMENTARY: A use that calls itself "Wholesale Warehouse," but sells mostly to retail consumers, is included in the Retail Sales and Service category rather than the Wholesale Trade category.

F. *Accessory Uses.* Accessory uses are allowed by right in conjunction with a principal use. Except as provided for within Article 6, Section 124-73(a)(7), no accessory use may be established on a site without a principal use.