



# Zoning Districts

## Summary of Uses

Zoning Districts	
<b>C</b>	<b>Conservation</b> Permitted uses include single-family dwellings constructed on pilings or column footings, essential utility services, mosquito control ditches, aquatic preserves, and historical and ecological sites.
<b>R-1</b>	<b>Low Density Single Family Residential District</b> Permitted uses include single-family detached homes. Special exception uses include bed & breakfast Inns.
<b>R-2</b>	<b>Low-Medium Density Single Family Residential District</b> Permitted uses include single-family residential structures. Special exception uses include residential cluster subdivision.
<b>R-3</b>	<b>Medium Density Single Family Residential District</b> Permitted uses include single-family residential structures. Special exception uses include swim and tennis clubs.
<b>MF-1</b>	<b>Medium-High Density Residential District</b> Permitted uses include single-family and two-family dwellings, townhouses, multi-family dwellings not exceeding four units per dwelling, parks and recreation areas, facilities accessory to residential developments, and essential utility services. Special exception uses include licensed nursing homes and assisted living facilities.
<b>MF-2</b>	<b>High Density Residential District</b> Permitted uses include single-family and two-family dwellings, townhouses, multi-family dwellings not exceeding 40 units per acre, parks and recreation areas and facilities accessory to residential developments, essential utility services. Special exception uses include restaurants and child care facilities.
<b>B-1</b>	<b>General Retail Commercial</b> Permitted uses include bars and liquor stores, business and personal services, essential utility services, financial institutions, general offices, pick-up/drop-off dry cleaning establishments, restaurants, and retail sales and services. Special exception uses include houses of worship and medical clinics.
<b>B-2</b>	<b>Riverfront Commercial</b> Permitted uses include retail trade establishments, personal services, recreational facilities, limited government services and quasi-public facilities, and water-dependent uses. Special exception uses include boatels and marine engine repair.
<b>P/S</b>	<b>Public Institutional</b> Permitted uses include lawful activity of federal, state and local governments particularly related to the public welfare. Special exception uses include those public or quasi-public uses of an educational, recreational, or scientific nature that serve the public interest.
<b>PWD</b>	<b>Planned Waterfront District</b> Permitted structures can be found in Table 5.5.14-1: Use Matrix in Section 5.5.14 of the LUDC.
Overlay Districts	
<b>ROD</b>	<b>Riverfront Overlay District</b> Provides supplementary regulations to ensure high-quality design, natural resource protection, and pedestrian access to the river. Permitted uses include those allowed in the MF-2 and B-2 zoning districts. This overlay district applies only to those properties zoned MF-2 and B-2 west of Sailfish Drive. See Section 5.5.13 of the LUDC for specific regulations.
<b>LOD</b>	<b>Lighthouse Overlay District</b> Provides supplementary regulations to preserve views of the lighthouse and surrounding historic grounds. Applies only to those properties within 750 feet of the Lighthouse tower. Permitted uses include those allowed in the underlying zoning districts which are primarily R-1, R-2, R-3, B-2 and Public/Institutional. See Section 5.5.16 of the LUDC for specific regulations.

For setbacks and minimum lot sizes, please refer to the “Land Use and Zoning Information” brochure or Article V, Section 5.5 of the Land Use and Development Code ([www.municode.com](http://www.municode.com)) or by clicking [here](#). For more information, please contact the Planning and Development staff at 386-236-2181.