

R-1 — Single-Family Dwelling District Section 102-266→270

PERMITTED USES:

- Single-family dwellings and accessory uses.
- Churches, including educational and daycare buildings, and bingo fund raising.
- Schools of general education.
- Public or homeowner association parks, playgrounds, and recreation facilities.
- Agriculture: farms, truck gardens, and citrus groves.
- Governmental uses.
- Temporary construction office.
- Garage sales [see Section 102-1161→1167].
- **Garage apartment, limited in ground area to 15% of the lot or building site.**
- **Libraries, community centers, and other public buildings.**

LOT & BUILDING STANDARDS	INTERIOR LOT	CORNER LOT
MINIMUM LOT AREA	6,000 sq. ft.	6,000 sq. ft.
MINIMUM LOT WIDTH	60'	60'
MAXIMUM LOT COVERAGE	25%	30%
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM BUILDING AREA	750 sq. ft.	750 sq. ft.
MAIN BUILDING SETBACKS	INTERIOR LOT	CORNER LOT
FRONT YARD	20'	20'
REAR YARD	30'	30'
SIDE YARD (to lot line)	10'	10'
SIDE YARD (to right-of-way)	—	15'
ACCESSORY BLDG. SETBACKS 102-1256	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK	5'	10'
REAR-YARD SETBACK	3'	—
FRONT-YARD SETBACK	—	40'

OTHER REGULATIONS:

- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for special setbacks for **reverse frontage lots** and lots abutting **alleys**.
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-187(4) for single-family uses shall be limited to one building per parcel.
- **Nonconforming Lots:** Where a lot has an area or width, or both, which is less than the above minimum and was a "lot of record" at the time of passage of the original Zoning Ordinance (1956), said lot may be occupied by a single-family dwelling and its accessory buildings, provided the minimum yard regulations (setbacks) are met.
- **Carpports:** Open carpports consisting of 100% extruded aluminum or PVC may be allowed (except at historic landmarks and within historic districts) in the front and side yard, provided that such carpport is located no closer than five feet to the front property line and five feet to the side property line.

Note: The above table is a **summary** of information found in the Plant City Zoning Ordinance and has been prepared to be used only as a **"guide"**. Please consult the ordinance itself for definitive information regarding zoning districts.

R-IA — Single-Family Dwelling District

Section 102-226→229

PERMITTED USES:

- Single-family dwellings and accessory uses.
- Churches, including educational and daycare buildings, and bingo fund raising.
- Schools of general education.
- Public or homeowner association parks, playgrounds, and recreation facilities.
- Agriculture: farms, truck gardens, and citrus groves.
- Governmental uses.
- Temporary construction office.
- Garage sales [see Section 102-1161→1167].

LOT & BUILDING STANDARDS	INTERIOR LOT	CORNER LOT
MINIMUM LOT AREA	7,500 sq. ft.	7,500 sq. ft.
MINIMUM LOT WIDTH	75'	75'
MAXIMUM LOT COVERAGE	25%	30%
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM BUILDING AREA	900 sq. ft.	900 sq. ft.
MAIN BUILDING SETBACKS	INTERIOR LOT	CORNER LOT
FRONT YARD	25'	25'
REAR YARD	30'	30'
SIDE YARD (to lot line)	10'	10'
SIDE YARD (to right-of-way)	—	20'
ACCESSORY BLDG. SETBACKS	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK	5'	10'
REAR-YARD SETBACK	3'	—
FRONT-YARD SETBACK	—	40'

OTHER REGULATIONS:

- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for special setbacks for **reverse frontage lots** and lots abutting **alleys**.
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-187(4) for single-family uses shall be limited to one building per parcel.
- **Nonconforming Lots:** Where a lot has an area or width, or both, which is less than the above minimum and was a "lot of record" at the time of passage of the original Zoning Ordinance (1956), said lot may be occupied by a single-family dwelling and its accessory buildings, provided the minimum yard regulations (setbacks) are met.

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R-IB — Single-Family Dwelling District

Section 102-306→307

PERMITTED USES:

- Single-family dwellings and accessory uses.
- Churches, including educational and daycare buildings, and bingo fund raising.
- Schools of general education.
- Public or homeowner association parks, playgrounds, and recreation facilities.
- Agriculture: farms, truck gardens, and citrus groves.
- Governmental uses.
- Temporary construction office.
- Garage sales [see Section 102-1161→1167].
- Garage apartment, limited in ground area to 15% of the lot or building site.
- Libraries, community centers, and other public buildings.
- **Mobile home, located within an approved mobile home subdivision.**
- **Mobile home subdivision, subject to a 10 acre minimum, and standards in Section 102-306(3).**

LOT & BUILDING STANDARDS	CONVENTIONAL LOT	MH-PARK LOT
MINIMUM LOT AREA	6,000 sq. ft.	3,200 sq. ft.
MINIMUM LOT WIDTH	60'	40'
MAXIMUM LOT COVERAGE	25% interior, 30% corner	1 MH per lot
MAXIMUM BUILDING HEIGHT	35'	—
MINIMUM BUILDING AREA	750 sq. ft.	1-10'x20' slab req'd (+ MH)
	CONVENTIONAL LOT	MH-PARK LOT
MAIN BUILDING SETBACKS		
FRONT YARD	20'	10' w/ easement, 15' w/o
REAR YARD	30'	5'
SIDE YARD (to lot line)	10'	5'
SIDE YARD (to right-of-way)	15'	10' w/ easement, 15' w/o
ACCESSORY BLDG. SETBACKS 102-1256	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK (for non-MH lot)	5'	10'
REAR-YARD SETBACK (for non-MH lot)	3'	—
FRONT-YARD SETBACK (for non-MH lot)	—	40'

OTHER REGULATIONS:

- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for special setbacks for **reverse frontage lots** and lots abutting **alleys**.
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-187(4) for single-family uses shall be limited to one building per parcel.
- **Nonconforming Lots:** Where a lot has an area or width, or both, which is less than the above minimum and was a "lot of record" at the time of passage of the original Zoning Ordinance specifying such minimum lot dimensions (June 11, 1956), said lot may be occupied by a single-family dwelling and its accessory buildings, provided the current minimum yard regulations (setbacks) are met.
- **Carports:** Open carports consisting of 100% extruded aluminum or PVC may be allowed (except at historic landmarks and within historic districts) in the front and side yard, provided that such carport is located no closer than five feet to the front property line and five feet to the side property line.

Note: The above table is a **summary** of information found in the Plant City Zoning Ordinance and has been prepared to be used only as a **"guide"**. Please consult the ordinance itself for definitive information regarding zoning districts.

R-IC — Single-Family Dwelling District

Section 102-311→313

PERMITTED USES:

- Single-family dwellings and accessory uses.
- Churches, including educational and daycare buildings, and bingo fund raising.
- Schools of general education.
- Public or homeowner association parks, playgrounds, and recreation facilities.
- Agriculture: farms, truck gardens, and citrus groves.
- Governmental uses.
- Temporary construction office.
- Garage sales [see Section 102-1161→1167].
- Garage apartment, limited in ground area to 15% of the lot or building site.
- Libraries, community centers, and other public buildings.
- **Bed and breakfast establishments, subject to standards in Section 102-311(2).**

LOT & BUILDING STANDARDS	INTERIOR LOT	CORNER LOT
MINIMUM LOT AREA	6,000 sq. ft.	6,000 sq. ft.
MINIMUM LOT WIDTH	60'	60'
MAXIMUM LOT COVERAGE	25%	30%
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM BUILDING AREA	750 sq. ft.	750 sq. ft.
MAIN BUILDING SETBACKS	INTERIOR LOT	CORNER LOT
FRONT YARD	20'	20'
REAR YARD	30'	30'
SIDE YARD (to lot line)	10'	10'
SIDE YARD (to right-of-way)	—	15'
ACCESSORY BLDG. SETBACKS 102-1256	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK	5'	10'
REAR-YARD SETBACK	3'	—
FRONT-YARD SETBACK	—	40'

OTHER REGULATIONS:

- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for special setbacks for **reverse frontage lots** and lots abutting **alleys**.
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-187(4) for single-family uses shall be limited to one building per parcel.
- **Nonconforming Lots:** Where a lot has an area or width, or both, which is less than the above minimum and was a "lot of record" at the time of passage of the original Zoning Ordinance (1956), said lot may be occupied by a single-family dwelling and its accessory buildings, provided the minimum yard regulations (setbacks) are met.

Note: The above table is a **summary** of information found in the Plant City Zoning Ordinance and has been prepared to be used only as a **"guide"**. Please consult the ordinance itself for definitive information regarding zoning districts.

R-2 – Multiple-Family Dwelling District

Section 102-351→359

PERMITTED USES:

- Single-family dwellings and accessory uses.
- Duplex dwelling units and accessory uses.
- Apartment building/complex on a single tract of land (excluding single-family dwelling conversions)
- Garage sales [see Section 102-1161→1167].
- **Adult congregate living facility (ACLF), subject to standards in Section 102-352(5).**
- **Special-Approval Uses:**
 - Day nursery, subject to the standards of Section 102-353(1)
 - Churches, Synagogues, and their educational buildings.
 - Publicly owned or operated buildings (included homeowner-associated buildings).
 - Schools.
 - Temporary construction office
 - Townhouses, subject to the standards of Section 102-353(6)
 - Boarding (lodging) houses, subject to the standards of Section 102-353(7)

LOT & BUILDING STANDARDS	S-F / DUPLEX LOT	APARTMENT LOT
MINIMUM LOT AREA	6,000 sq. ft.	10,000 sq. ft.
MINIMUM LOT WIDTH	60'	100'
MAXIMUM LOT COVERAGE	30%/25% corner lot	30%/25% corner lot
MAXIMUM BUILDING HEIGHT	45'	45'
MINIMUM BUILDING AREA	SF 750 sq ft/MF 575 sq ft	575 sq. ft. for 1 BR unit
MAIN BUILDING SETBACKS	S-F / DUPLEX LOT	APARTMENT LOT
FRONT YARD	20'	25'
REAR YARD	30'	(40' to r/w) 30'
SIDE YARD (to lot line)	10'	20'
SIDE YARD (to right-of-way)	15'	20'
ACCESSORY BLDG. SETBACKS 102-1256	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK	5'	10'
REAR-YARD SETBACK	3'	—
FRONT-YARD SETBACK	—	40'

OTHER REGULATIONS:

- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for special setbacks for **reverse frontage lots** and lots abutting **alleys**.
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-187(4) for single-family and duplex uses shall be limited to one building per parcel.
- **Nonconforming Lots:** Where a lot has an area or width, or both, which is less than the above minimum and was a "lot of record" at the time of passage of the original Zoning Ordinance (1956), said lot may be occupied by a single-family dwelling and its accessory buildings, provided the minimum yard regulations (setbacks) are met.
- **Prohibited Uses:** The breeding, raising, and/or keeping of fowl, poultry, animals, insects, fish or reptiles, other than customary household pets.

Note: The above table is a **summary** of information found in the Plant City Zoning Ordinance and has been prepared to be used only as a **"guide"**. Please consult the ordinance itself for definitive information regarding zoning districts.

R-3 — Multiple-Family Dwelling District Section 102-396→403

PERMITTED USES:

- Single-family dwellings and accessory uses.
- Duplex dwelling units and accessory uses.
- Apartment building/complex on a single tract of land (excluding single-family dwelling conversions).
- Garage sales [see Section 102-1161→1167].
- Adult congregate living facility (ACLF), subject to standards in Section 102-352(5).
- **Hotels and motels.**
- **Dental and medical clinics.**
- **Funeral Homes.**
- **Mobile home park**, subject to standards in Sec. 102-906→1006.
- **Nursing and convalescent homes.**
- **Private clubs and lodges.**
- Special-Approval Uses:
 - Day nursery, subject to the standards of Section 102-353(1)
 - Churches, Synagogues, and their educational buildings.
 - Publicly owned or operated buildings (included homeowner-associated buildings).
 - Schools.
 - Temporary construction office
 - Townhouses, subject to the standards of Section 102-353(6)
 - Boarding (lodging) houses, subject to the standards of Section 102-353(7)

LOT STANDARDS	INTERIOR LOT		CORNER LOT	
	SF/DUPLEX	4-PLEX +	SF/DUPLEX	4-PLEX +
MINIMUM LOT AREA	6,000 sq. ft.	7,500 sq. ft. (800 / D.U.)	6,000 sq. ft.	7,500 sq. ft. (800 / D.U.)
MINIMUM LOT WIDTH	60'	60'	60'	60'
MAXIMUM LOT COVERAGE	40%	40%	50%	50%
BUILDING STANDARDS	SF/1-BR MINIMUM	SF EA. ADD. BR.	DUPLEX + MINIMUM	DUPLEX + EA. ADD. DU.
MINIMUM BUILDING AREA	750 sq. ft.	100 sq. ft.	1,500 sq. ft.	400 sq. ft.
MAXIMUM BUILDING HEIGHT	45'		45'	
MAIN BUILDING SETBACKS	INTERIOR LOT		CORNER LOT	
FRONT YARD	20'		20'	
REAR YARD	30'		30'	
SIDE YARD (to lot line)	10'		10'	
SIDE YARD (to right-of-way)	—		15'	
ACCESSORY BLDG. SETBACKS <small>102-1256</small>	within REAR YARD		within SIDE YARD	
SIDE-YARD SETBACK	5'		10'	
REAR-YARD SETBACK	3'		—	
FRONT-YARD SETBACK	—		40'	

OTHER REGULATIONS:

- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for special setbacks for **reverse frontage lots** and lots abutting **alleys**.
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-187(4) for single-family and duplex uses shall be limited to one building per parcel.
- **Nonconforming Lots:** Where a lot has an area or width, or both, which is less than the above minimum and was a "lot of record" at the time of passage of the original Zoning Ordinance (1956), said lot may be occupied by a single-family dwelling and its accessory buildings, provided the minimum yard regulations (setbacks) are met.

Note: The above table is a **summary** of information found in the Plant City Zoning Ordinance and has been prepared to be used only as a **"guide"**. Please consult the ordinance itself for definitive information regarding zoning districts.

SF = single family; DU = dwelling unit

C-1 – General Commercial District

Section 102-576→580

PERMITTED USES:

- Single-family & duplex dwellings and accessory uses.
- Apartment building/complex on a single tract of land (excluding single-family dwelling conversions).
- Garage sales [see Section 102-1161→1167].
- Nursing, convalescent homes, and ACLFs, subject to standards in Section 111.08(b)(5).
- Hotels and motels.
- Private clubs and lodges.
- Retail and wholesale sale of all normal commercial products.
- Cafes, restaurants (including drive-ins), food catering, etc.
- Service establishments (see Section 102-1101 for details).
- Business and professional offices.
- Building contractor's office (all supplies within completely enclosed building).
- Automotive repair (excluding auto-body repair and/or major-engine repair shops), filling station, and parking garage.
- Automotive sales, including incidental servicing departments.
- Automotive parts sales (service, equipment, & products to be within a completely enclosed building).
- Theaters, except drive-in theaters.
- Game rooms and bingo operations.
- Taxicab stand and office.
- Cable television receiving antenna, cellular telephone tower systems, subject to the standards of Sec. 102-491(26).
- Temporary amusement rides and related concession stands, subject to the standards of Sec. 102-491(18)
- Any other similar retail store, shop, business, or service enterprise.
- **Wholesale distribution establishments and warehouses.**
- Special-Approval Uses:
 - Day nursery, subject to the standards of Section 102-353(1)
 - Churches, Synagogues, and their educational buildings.
 - Publicly owned or operated buildings (included homeowner-associated buildings).
 - Schools.
 - Temporary construction office
 - Townhouses, subject to the standards of Section 102-353(6)
 - Boarding (lodging) houses, subject to the standards of Section 102-353(7)

LOT & BUILDING STANDARDS	Within COMM Land Use	Within LDR, MDR, or HDR LU
MAXIMUM FLOOR AREA RATIO (FAR)	35%	35%
MAXIMUM BUILDING HEIGHT	45'	45'
MAIN BUILDING SETBACKS	INTERIOR LOT	CORNER LOT
FRONT YARD	20'	20'
REAR YARD	0'	0'
REAR YARD (abutting residential or row)	20'	20'
SIDE YARD (to lot line)	0'	0'
SIDE YARD (to right-of-way)	—	15'
SIDE YARD (abutting residential)	15'	15'
ACCESSORY BLDG. SETBACKS 102-1256	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK	5'	10'
REAR-YARD SETBACK	3'	—
FRONT-YARD SETBACK	—	40'

OTHER REGULATIONS:

- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for **additional height** and **area** regulations
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-156→159 for **non-conforming uses**.
- See Section 102-1036→1042 for **general provisions**.
- See Section 102-1475→1841 for **sign ordinance**.
- See Section 102-1341→1345 – **Locational criteria and development standards for commercial uses**.

Note: The above table is a **summary** of information found in the Plant City Zoning Ordinance and has been prepared to be used only as a **“guide”**. Please consult the ordinance itself for definitive information regarding zoning districts.

C-1A – Neighborhood Business District

Section 102-491→497

PERMITTED USES: (within a completely enclosed building)

- Single-family & duplex dwellings and accessory uses.
- Apartment building/complex on a single tract of land (excluding single-family dwelling conversions).
- Garage sales [see Section 102-1161→1167].
- Nursing, convalescent homes, and ACLFs, subject to standards in Section 102-352(5).
- Hotels and motels.
- Private clubs and lodges.
- **Retail and wholesale sale of all normal commercial products.**
- **Cafes, restaurants (including drive-ins), food catering, etc. (Sidewalk café see Sec. 102-1131→1135).**
- **Service establishments (see Section 102-1101 for details).**
- **Business and professional offices.**
- **Building contractor's office (all supplies within completely enclosed building).**
- **Automotive repair (excluding auto-body repair and major-engine repair), filling station, and parking garage**
- **Automotive sales, including incidental servicing departments.**
- **Automotive parts sales (service, equipment, & products to be within a completely enclosed building).**
- **Theaters, except drive-in theaters.**
- **Game rooms and bingo operations.**
- **Taxicab stand and office.**
- **Cable television receiving antenna, cellular telephone tower systems, subject to Sec. 102-491(26).**
- **Temporary amusement rides and related concession stands, subject to the standards of Sec. 102-491(18)**
- **Any other similar retail store, shop, business, or service enterprise.**
- Special-Approval Uses:
 - Day nursery, subject to the standards of Section 102-353(1)
 - Churches, Synagogues, and their educational buildings.
 - Publicly owned or operated buildings (included homeowner-associated buildings).
 - Schools.
 - Temporary construction office
 - Townhouses, subject to the standards of Section 102-353(6)
 - Boarding (lodging) houses, subject to the standards of Section 102-353(7)

LOT & BUILDING STANDARDS	Within COMM Land Use	Within LDR, MDR, or HDR LU
MAXIMUM FLOOR AREA RATIO (FAR)	35%	35%
MAXIMUM BUILDING HEIGHT	45'	45'
MAIN BUILDING SETBACKS	INTERIOR LOT	CORNER LOT
FRONT YARD	20'	20'
REAR YARD	0'	0'
REAR YARD (abutting residential or row)	20'	20'
SIDE YARD (to lot line)	0'	0'
SIDE YARD (to right-of-way)	—	15'
SIDE YARD (abutting residential)	15'	15'
ACCESSORY BLDG. SETBACKS 102-1256	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK	5'	10'
REAR-YARD SETBACK	3'	—
FRONT-YARD SETBACK	—	40'

OTHER REGULATIONS:

- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for **additional height** and **area** regulations
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-156→159 for **non-conforming uses**.
- See Section 102-1036→1042 for **general provisions**.
- See Section 102-1475→1841 for **sign ordinance**.
- See Section 102-1341→1345 – **Locational criteria and development standards for commercial uses**.

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C-1B – Neighborhood Business District

Section 102-536→540

PERMITTED USES:

- Single-family & duplex dwellings and accessory uses.
- Apartment building/complex on a single tract of land (excluding single-family dwelling conversions).
- Garage sales [see Section 102-1161→1167].
- Adult congregate living facility (ACLF), subject to standards in Section 102-352(5).
- **Nursing & convalescent homes** (subject to the Fla. State Board of Health & Fla. Hotel & Restaurant Commission).
- **Pharmacies**
- **Medical & dental offices.**
- **Barber and beauty shops.**
- **Florist shops.**
- **Business offices** (banks, real estate, insurance, photographers, art studios, funeral homes, professional offices).
- **Luncheonettes (sandwich shops)**
- Cable television receiving antenna, cellular telephone tower systems, subject to the standards of Sec. 102-491(26).
- Special-Approval Uses:
 - Day nursery, subject to the standards of Section 102-353(1)
 - Churches, Synagogues, and their educational buildings.
 - Publicly owned or operated buildings (included homeowner-associated buildings).
 - Schools.
 - Temporary construction office
 - Townhouses, subject to the standards of Section 102-353(6)

LOT & BUILDING STANDARDS	Within COMM Land Use (LU)	Within LDR, MDR, or HDR LU
MAXIMUM FLOOR AREA RATIO (FAR)	35%	35%
MAXIMUM BUILDING HEIGHT	45'	45'
MAIN BUILDING SETBACKS	INTERIOR LOT	CORNER LOT
FRONT YARD	20'	20'
REAR YARD	0'	0'
REAR YARD (abutting residential or row)	20'	20'
SIDE YARD (to lot line)	0'	0'
SIDE YARD (to right-of-way)	—	15'
SIDE YARD (abutting residential)	15'	15'
ACCESSORY BLDG. SETBACKS 102-1256	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK	5'	10'
REAR-YARD SETBACK	3'	—
FRONT-YARD SETBACK	—	40'

OTHER REGULATIONS:

- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for **additional height** and **area** regulations
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-156→159 for **non-conforming uses**.
- See Section 102-1036→1042 for **general provisions**.
- See Section 102-1475→1841 for **sign ordinance**.
- See Section 102-1341→1345 – **Locational criteria and development standards for commercial uses**.

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C-1C – Neighborhood Business District

Section 102-826→831

PERMITTED USES:

- Single-family & duplex dwellings and accessory uses.
- Apartment building/complex on a single tract of land (excluding single-family dwelling conversions).
- Garage sales [see Section 102-1161→1167].
- Adult congregate living facility (ACLF), subject to the standards of Section 102-352(5).
- Nursing & convalescent homes (subject to regulations of Fla. State Dept of Health, Division of Hotels and Restaurants, Dept of Business and Professional Regulation).
- Restaurants, subject to the standards of Section 102-826(5).
- Barbershops and beauty shops.
- Funeral homes.
- Real estate, insurance, law offices and other professional offices.
- Special-Approval Uses:
 - Day nursery, subject to the standards of Section 102-353(1).
 - Churches, synagogues, and their educational buildings.
 - Publicly owned or operated buildings (included homeowner-associated buildings).
 - Schools.
 - Temporary construction office.
 - Townhouses, subject to the standards of Section 102-353(6).

Hours of Operation: No commercial use shall be open for operation prior to 8:00 a.m. or after 11:00 p.m., except daycare centers which may open as early at 6:00 a.m.

LOT & BUILDING STANDARDS	Within COMM Land Use (LU)	Within LDR, MDR, or HDR LU
MAXIMUM FLOOR AREA RATIO (FAR)	35%	25-35%
MAXIMUM BUILDING HEIGHT	45'	45'
MAIN BUILDING SETBACKS	INTERIOR LOT	CORNER LOT
FRONT YARD	20'	20'
REAR YARD	0'	0'
REAR YARD (abutting residential district or row)	20'	20'
SIDE YARD (to lot line)	0'	0'
SIDE YARD (to right-of-way)	—	15'
SIDE YARD (abutting residential)	15'	15'
ACCESSORY BLDG. SETBACKS 102-1256	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK	5'	10'
REAR-YARD SETBACK	3'	—
FRONT-YARD SETBACK	—	40'

OTHER REGULATIONS:

- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for **additional height** and **area** regulations
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-156→159 for **non-conforming uses**.
- See Section 102-1036→1042 for **general provisions**.
- See Section 102-1475→1841 for **sign ordinance**.
- See Section 102-1341→1345 - **Locational criteria and development standards for commercial uses**.

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C-2 — General Commercial District

Section 102-616→620

PERMITTED USES: (within a completely enclosed building)

- Single-family & duplex dwellings and accessory uses.
- Apartment building/complex on a single tract of land (excluding single-family dwelling conversions).
- Garage sales [see Section 102-1161→1167].
- Nursing, convalescent homes, and ACLFs, subject to standards in Section 111.08(b)(5).
- Hotels and motels.
- Private clubs and lodges.
- Retail and wholesale sale of all normal commercial products.
- Cafes, restaurants (including drive-ins), food catering, etc.
- Service establishments (see Section 102-1101 for details).
- Business and professional offices.
- Automotive sales, including incidental servicing departments.
- Automotive parts sales (service, equipment, & products to be within a completely enclosed building).
- Theaters, except drive-in theaters.
- Game rooms and bingo operations.
- Taxicab stand and office.
- Cable television receiving antenna, cellular telephone tower systems, subject to the stds. of Sec. 102-491(26).
- Temporary amusement rides and related concession stands, subject to the standards of Sec. 102-491(18)
- Any other similar retail store, shop, business, or service enterprise.
- Wholesale distribution establishments and warehouses.
- **Ambulance services and/or rescue squad.**
- **Automobile repair**, including auto-body, major-engine repair, & automotive upholstery, and filling station.
- **Building contractor's office**, including outside storage of supplies if screened from the street by a 6' solid wall.
- **Building supplies, equipment sales, retail lumber yards** with outside storage screened behind a 6' solid wall.
- **Cabinet shops, or furniture upholstery & repair shops**, carried on wholly within a completely enclosed bldg.
- **Fuel oil supply (retail); glass sales and installation; plumbing shops; or machine shops** provided all processing and storage is enclosed and not seen from the street.
- **Special-Approval Uses:**
 - Day nursery, subject to the standards of Section 102-353(1)
 - Churches, Synagogues, and their educational buildings.
 - Publicly owned or operated buildings (included homeowner-associated buildings).
 - Schools.
 - Temporary construction office
 - Townhouses, subject to the standards of Section 102-353(6)
 - Boarding (lodging) houses, subject to the standards of Section 102-353(7)

LOT & BUILDING STANDARDS	Within COMM Land Use	Within Downtown Core (DC)
MAXIMUM FLOOR AREA RATIO (FAR)	35%	none
MAXIMUM BUILDING HEIGHT	45'	45'
MAIN BUILDING SETBACKS	INTERIOR LOT	CORNER LOT
FRONT YARD	20'	20'
REAR YARD	0'	0'
REAR YARD (abutting residential or row)	20'	20'
SIDE YARD (to lot line)	0'	0'
SIDE YARD (to right-of-way)	—	15'
SIDE YARD (abutting residential)	15'	15'
ACCESSORY BLDG. SETBACKS 102-1256	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK	5'	10'
REAR-YARD SETBACK	3'	—
FRONT-YARD SETBACK	—	40'

OTHER REGULATIONS: See Sections 102-1371→1382 for regulations pertaining to **buffering & landscaping**; Sec. 102-1256 for **additional height & area**; Sec. 102-1411→1422 off-street **parking & loading**; Sec. 102-156→159 for **non-conforming uses**; 102-1036→1042 for **general provisions**; and Sec. 102-1475→1841 for **signage**.

- See Section 102-1341→1345 – **Locational criteria and development standards for commercial uses.**

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CU – Community Unit District

Section 102-441→479

PERMITTED USES: The uses permitted are any uses permitted within the Zoning Ordinance upon petition by the property owner(s) proposing a unique type of integrated planned development which:

- provides a means of mixing appropriate land uses that would not be allowed in any one zoning district; and
- allows the maximum development opportunities without compromising the environment and the health, safety, & welfare of the City of Plant Cities citizens.

After adoption of a CU District, only those uses, or types of uses, and in such locations and such intensity as set forth on the approved site plan, shall be allowed.

LOT & BUILDING STANDARDS		SF / DUPLEX	4-PLEX +	NON-RES.
MINIMUM LOT SIZE		None	None	None
MINIMUM LOT WIDTH		None	None	None
OPEN SPACE	102-445(2)e	30%	35%	10%
MAXIMUM BUILDING HEIGHT	102-445(2)b	35'	65'	65' / 70'
MINIMUM BUILDING AREA		None	None	None
MAIN BUILDING SETBACKS		SF / DUPLEX	4-PLEX +	NON-RES.
FRONT YARD	102-445(2)a	20'	25'	None*
REAR YARD (to lot line)		None*	None*	None*
REAR YARD (between buildings)		60'	60'	None*
REAR YARD (to right-of-way)		30'	40'	None*
SIDE YARD (to lot line)		None*	None*	None*
SIDE YARD (between buildings)		20'	40'	None*
SIDE YARD (to right-of-way)		15'	25'	None*
ACCESSORY BLDG. SETBACKS		within REAR YARD	within SIDE YARD	
SIDE-YARD SETBACK	102-1256	5'	10'	
REAR-YARD SETBACK		3'	—	
FRONT-YARD SETBACK		—	40'	

OTHER REGULATIONS:

- See Section 102-441→453 for **CU review procedures**.
- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for **additional height** and **area** regulations
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-156→159 for **non-conforming uses**.
- See Section 102-1036→1042 for **general provisions**.
- See Section 102-1475→1841 for **sign ordinance**.
- See Section 102-1341→1345 – **Locational criteria and development standards for commercial uses**.
- See Section 102-1311→1315 – **Locational criteria and development standards for industrial uses**.

* Buildings shall be set back at suitable distances from all property lines so as not to adversely affect or impede the use of adjoining property. [102-445(2)f.]

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M-1 – Industrial District

Section 102-656→660

PERMITTED USES: (provided they do not create any nuisance, including unreasonable dust, odors, noise, vibration, or glare)

- Manufacturing, processing, or product assembly.
- Food processing plants.
- Bottling plants.
- Electronic and precision tool manufacturing.
- Scientific laboratories and research enterprises.
- Distribution warehouses.

PROHIBITED USES: (In all zoning categories.)

- Acid manufacturing.
- Automobile wrecking lots and junkyards.
- Cement, lime, or plaster of paris manufacturing.
- Creosote treatment and manufacturing.
- Distillation of bones.
- Explosives or fireworks manufacturing or storage.
- Fat, tallow, or lard rendering.
- Garbage, offal, or dead animal reduction or dumping.
- Glue, size, or gelatin manufacturing.
- Paper or pulp manufacturing.
- Petroleum refining.
- Stockyards or the slaughter of animals.
- Soap manufacturing.
- Tanning, curing, or storage of rawhides and skins.
- Any other trade, industry, or use that will be injurious, hazardous, noxious, or offensive to any extent equal to or greater than those listed above.

LOT & BUILDING STANDARDS

MAXIMUM FLOOR AREA RATIO (FAR)		50%	
MAIN BUILDING SETBACKS		INTERIOR LOT	CORNER LOT
FRONT YARD		35'	35'
REAR YARD		25'	25'
REAR YARD (abutting residential)		50'	50'
SIDE YARD (to lot line)		25'	25'
SIDE YARD (to right-of-way)		—	35'
SIDE YARD (abutting residential)		50'	50'
ACCESSORY BLDG. SETBACKS	102-1256	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK		5'	10'
REAR-YARD SETBACK		3'	—
FRONT-YARD SETBACK		—	40'

OTHER REGULATIONS:

- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for **additional height** and **area** regulations
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-156→159 for **non-conforming uses**.
- See Section 102-1036→1042 for **general provisions**.
- See Section 102-1475→1841 for **sign ordinance**.
- See Section 102-1311→1315 - **Locational criteria and development standards for industrial uses**.

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M-1A – Light Industrial District

Section 102-696→700

PERMITTED USES: (provided they do not create any nuisance, including unreasonable dust, odors, noise, vibration, or glare)

- Manufacturing, processing, or product assembly.
- Food processing plants, including bakeries and citrus canning.
- Bottling plants.
- Electronic and precision tool manufacturing.
- Scientific laboratories and research enterprises.
- Distribution warehouses.
- **Cable television receiving antenna, cellular telephone tower systems**, subject to Section 102-696(7).

PROHIBITED USES: (In all zoning categories.)

- Acid manufacturing.
- Automobile wrecking lots and junkyards.
- Cement, lime, or plaster of paris manufacturing.
- Creosote treatment and manufacturing.
- Distillation of bones.
- Explosives or fireworks manufacturing or storage.
- Fat, tallow, or lard rendering.
- Garbage, offal, or dead animal reduction or dumping.
- Glue, size, or gelatin manufacturing.
- Paper or pulp manufacturing.
- Petroleum refining.
- Stockyards or the slaughter of animals.
- Soap manufacturing.
- Tanning, curing, or storage of rawhides and skins.
- Any other trade, industry, or use that will be injurious, hazardous, noxious, or offensive to any extent equal to or greater than those listed above.

LOT & BUILDING STANDARDS

MAXIMUM FLOOR AREA RATIO (FAR)		50%	
MAIN BUILDING SETBACKS		INTERIOR LOT	CORNER LOT
FRONT YARD		35'	35'
REAR YARD		25'	25'
REAR YARD (abutting residential)		50'	50'
SIDE YARD (to lot line)		25'	25'
SIDE YARD (to right-of-way)		—	35'
SIDE YARD (abutting residential)		50'	50'
ACCESSORY BLDG. SETBACKS	102-1256	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK		5'	10'
REAR-YARD SETBACK		3'	—
FRONT-YARD SETBACK		—	40'

OTHER REGULATIONS:

- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for **additional height** and **area** regulations
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-156→159 for **non-conforming uses**.
- See Section 102-1036→1042 for **general provisions**.
- See Section 102-1475→1841 for **sign ordinance**.
- See Section 102-1311→1315 – **Locational criteria and development standards for industrial uses**.

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M-AP — Airport Industrial District Section 102-781→788

PERMITTED USES: (provided they do not create any nuisance, including unreasonable dust, odors, noise, vibration, or glare)

- **Airports and related airport uses.**
- Manufacturing, processing, or product assembly.
- Food processing plants.
- Bottling plants.
- Electronic and precision tool manufacturing.
- Scientific laboratories and research enterprises.
- Distribution warehouses.
- Cable television receiving antenna, cellular telephone tower systems, subject to the standards of Sec. 102-491(26)
- **Agriculture**
- **Public parks and recreation facilities operated by the City.**
- **Public works and facilities.**

PROHIBITED USES: See Section 102-1042

LOT & BUILDING STANDARDS

MINIMUM LOT AREA	30,000 sq. ft.	
MINIMUM LOT WIDTH	100'	
MAXIMUM LOT COVERAGE	50%	
MAXIMUM BUILDING HEIGHT	35'	
RESIDENTIAL BUFFER MINIMUM REQUIREMENT	6'-high & 5'-wide vegetative buffer (or solid fence / wall)	
MAIN BUILDING SETBACKS	INTERIOR LOT	CORNER LOT
FRONT YARD	35'	35'
REAR YARD	25'	25'
REAR YARD (abutting residential)	50'	50'
SIDE YARD (to lot line)	25'	25'
SIDE YARD (to right-of-way)	—	35'
SIDE YARD (abutting residential)	50'	50'
ACCESSORY BLDG. SETBACKS 102-1256	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK	5'	10'
REAR-YARD SETBACK	3'	—
FRONT-YARD SETBACK	—	40'

OTHER REGULATIONS:

- See Section 102-783 for **M-AP special requirements.**
- See Section 102-785 for **M-AP non-conforming lots.**
- See Section 102-1371→1382 for **buffering** and **landscaping** requirements.
- See Section 102-1256 for **additional height** and **area** regulations
- See Section 102-1411→1422 for off-street **parking** and loading requirements.
- See Section 102-156→159 for **non-conforming uses.**
- See Section 102-1036→1042 for **general provisions.**
- See Section 102-1475→1841 for **sign ordinance.**
- See Section 102-1311→1315 – **Locational criteria and development standards for industrial uses.**

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