

ORDINANCE O-10-35

AN ORDINANCE RELATING TO MOBILE FOOD DISPENSING VEHICLES; CREATING §21-71 OF THE CODE OF ORDINANCES OF THE CITY OF WINTER HAVEN; PROVIDING DEFINITIONS, FACTUAL FINDINGS, CONDUCT REGULATIONS AND ZONING REGULATIONS FOR MOBILE FOOD DISPENSING VEHICLES CONDUCTING BUSINESS IN THE CITY; REPEALING ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS, CODIFICATION AND AN EFFECTIVE DATE

WHEREAS, Mobile Food Dispensing Vehicles (hereafter "MFDVs") are regulated by the Florida Department of Business and Professional Regulation, Division of Hotels and Restaurants as public food service establishments under Chapter 509, Florida Statutes; and

WHEREAS, MFDVs are presently not regulated as to conduct or zoning by the City of Winter Haven; and

WHEREAS, the City Commission has determined that it is in the interest of the general health, safety and welfare of the community that minimum regulatory standards of conduct and zoning be enacted for the MFDV industry; NOW THEREFORE BE IT ENACTED BY THE PEOPLE OF THE CITY OF WINTER HAVEN:

1. That Chapter 21, Article II, Division 3, Section 21-71 of the Code of Ordinances of the City of Winter Haven is created and enacted as if set forth in full herein, word for word and paragraph for paragraph and shall read as follows:

Sec. 21-71. Regulations for Mobile Food Dispensing Vehicles; Mobile Food Vending Prohibited in Certain Zoning Districts; License Required; Certain Acts Prohibited.

(a) Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Mobile Food Dispensing Vehicle means any conveyance, or any vehicle or structure mounted on a conveyance or designed to be pulled or pushed by a conveyance, where food is prepared, served, or sold for immediate consumption on or in the vicinity of the premises, called for or taken out by patrons, or prepared prior to being delivered to another location for consumption.

Mobile Food Vending means the practice of (1) selling or offering for sale of food and beverages from a Mobile Food Dispensing Vehicle, (2) managing or owning one or more Mobile Food Dispensing Vehicles, and/or (3) preparing food and beverages within a Mobile Food Dispensing Vehicle for sale to a patron.

Mobile Food Vending License means a license granted by the City to a Mobile Food Vendor to conduct Mobile Food Vending from Mobile Food Dispensing Vehicles on certain commercial and industrial zoned land within the municipal limits of the City.

Mobile Food Vendor means any person or business engaged in (1) selling or offering for sale of food and beverages from a Mobile Food Dispensing Vehicle, (2) managing or owning one or more Mobile Food Dispensing Vehicles, and/or (3) preparing food and beverages within a Mobile Food Dispensing Vehicle for sale to a patron.

(b) Findings and purpose.

It is found and declared by the City Commission that:

- (1) The general purpose of the public streets and sidewalks is for use by vehicular and pedestrian traffic.
- (2) The regulation of the Mobile Food Vending industry is necessary to protect the health, safety and welfare of the traveling public. Likewise, the general prohibition of Mobile Food Vending in the City, excepting certain commercial and industrial zoned areas, is necessary to protect the health, safety and welfare of the traveling public.
- (3) The regulations contained in this article do not restrict speech or assembly rights of business or organizations, but merely regulate the activities of organizations which are commercial in nature or which present safety

hazards to the general public.

- (4) The general prohibition of Mobile Food Vending in the City, excepting certain commercial and industrial zoned districts, is necessary to protect and maintain property values.

(c) Mobile Food Vending Prohibited Without Licensure; Authorizing Unlicensed or Improper Mobile Food Vending Prohibited; Licensee Acts Not in Conformity with this Section Prohibited; Penalty; Exemption.

It shall be unlawful for:

- (1) Any person or business to engage in Mobile Food Vending within the municipal limits of the City unless the person or business possesses a valid Mobile Food Vending License issued pursuant to this Section and pays applicable business tax as required by Chapter 9 of this Code;
- (2) Any person or business to authorize, permit or allow unlicensed or improper Mobile Food Vending activity on real property within the municipal limits of the City owned by such person or business; or
- (3) Any licensed Mobile Food Vendor to engage in any act of Mobile Food Vending not in conformity with this Section including, but not limited to, conducting Mobile Food Vending activities on an unregistered or unauthorized parcel of land, conducting Mobile Food Vending activities from an unregistered Mobile Food Dispensing Vehicle, or committing a prohibited act identified in subsection (g) of this Section.

Any person or business in violation shall be subject to a civil penalty in an amount not-to-exceed \$500.00. Each day the violation exists shall be considered a separate violation. The penalty provided for herein is cumulative to other remedies or enforcement processes the City may have, including those available under Chapter 162, Florida Statutes, Section 1-14 of this Code, and Chapter 2 of this Code.

Notwithstanding the foregoing, no person or business shall be in violation of this Section for Catering activity, Temporary Sales of Food, or Vending Machine activity in accordance with Chapter 509, Florida Statutes & Rule 61C-1.002(5)(a), Florida Administrative Code, so long as such person or business is not required to procure a license from the Florida Department of Business and Professional Regulation for service of food to the public as a Mobile Food Dispensing Vehicle.

(d) Mobile Food Vending License; Application; Action on Application by Community Development Director; Registered Employees Authorized to Vend Under License;

- (1) *License, generally.* A Mobile Food Vending License granted under this Section authorizes a Mobile Food Vendor to conduct Mobile Food Vending

activities on any improved parcel of land in the City's C-3, C-4, I-1 or I-2 zoning districts that is properly registered and approved as provided for in subsection (e) herein.

- (2) *Application for License.* Application for a license required by this section shall be made to the City's Community Development Director, upon forms provided by the City. Such application shall be sworn or affirmed to and filed with the City's Community Development Department and shall contain or have attached thereto the following:
- A. The name, home and business address and business telephone number of the applicant.
 - B. A description of the type of food or beverage to be sold.
 - C. If available at the time of application, a license or set of licenses issued by the Florida Department of Business and Professional Regulation for the operation of one or more Mobile Food Dispensing Vehicles proposed to be operated in the City, and a copy of the most recent inspection report of such Vehicle(s).
 - D. A description of the proposed storage location for the Mobile Food Vending business's Mobile Food Dispensing Vehicle(s) (if within the City).
 - E. A description of the proposed initial Mobile Food Vending site(s), if known at the time of application.
 - F. Proof of business insurance, issued by an insurance company licensed to do business in Florida, protecting the applicant from all claims for damages to property and bodily injury, including death, which may arise from operations under or in connection with Mobile Food Vending. Such insurance shall name the City as an additional insured and shall be in at least the amount of \$300,000.00 each occurrence for injury and \$100,000.00 per person.

The applicant shall, in addition to all other requirements, provide the information required under subsections (e) and (f) for each initial proposed Mobile Food Vending site and each initial proposed Mobile Food Dispensing Vehicle identified in the applicant's submittal when applying for issuance of a new Mobile Food Vending License.

- (3) *Issuance/Denial of License.* Not later than 10 business days after the filing of a completed application for a Mobile Food Vendor License, the applicant shall be notified by the City's Community Development

Department of the decision on the issuance or denial of the license. If the issuance of the license is approved, the license shall be issued. If the license is denied, the applicant shall be provided with a statement of the reasons therefore, which reasons shall be entered in writing on the application. The applicant shall be entitled to an informal hearing with the City Manager, or designee, if so requested by the applicant within 10 business days of the date of the written denial. A license issued pursuant to this section is valid for a period of 1 year from October 1 to September 30.

The following may constitute grounds for denial of a license to operate or renewal of an application:

- A. The proposed mobile vending activity does not comply with all applicable laws including, but not limited to, the applicable building, zoning, housing, fire, safety and health regulations;
- B. The applicant has knowingly made a material misstatement in the application of a license
- C. The applicant does not possess clearance to operate from the Florida Department of Business and Professional Regulation.

In the event the applicant does not receive notice within 10 business days of filing a completed application for a Mobile Food Vendor License, the application will be deemed denied.

(4) *Employees Authorized to Vend Pursuant to License.* Notwithstanding subsection (c) herein above, an employee of a licensed Mobile Food Vendor may perform Mobile Food Vending activities at any of his or her employer's registered sites and in any of his or her employer's registered vehicles without first obtaining a personal Mobile Food Vending License. The authorization granted to an employee herein is an affirmative defense to a charge of unlawful activity and in order to establish such defense in any enforcement action, including actions before a court, an employee must:

- A. present admissible proof of employment by a licensee in possession of a valid license during the time unlawful activity is alleged (such as a paystub, IRS Form W-2 or notarized proof of employment letter); and
- B. present evidence of compliance with all applicable conditions of his or her employer's license during the time unlawful activity is alleged.

An independent contractor under agreement with a licensee, whether oral or in writing, to operate one or more Mobile Food Dispensing Vehicles is not an employee for purposes of this affirmative defense.

(e) Local Registration of Mobile Food Vending Sites; Site Plan Required; Authorization Form Required.

As a condition of licensure under this section, a Mobile Food Vendor shall register the physical site the Mobile Food Vendor intends to use for conducting Mobile Food Vending operations or for storage of Mobile Food Dispensing Vehicles with the Community Development Director either at the time of application for a new license or not less than 30 calendar days prior to the planned start of operations on the site for a current licensee. Registration shall be made on a registration form provided by the City and a site plan of the physical site and an authorization form signed by the legal owner(s) of the physical site shall accompany such registration form when filed.

- (1) *Site Plan.* The required site plan shall depict to scale the principal use of the physical site and its compliance with the development regulations contained in Chapter 21 of this code, and other applicable ordinances, to include, but not be limited to, access points, driveway cutouts, landscaping buffers, setbacks and parking spaces. The site plan shall also depict the size and placement of the Mobile Food Dispensing Vehicle on the physical site and proposed parking areas for the Mobile Food Vendor's patrons. For a parcel of land solely to be used for storage or exterior cleaning of Mobile Food Dispensing Vehicles, and not general Mobile Food Vending activity, the plan may omit proposed parking areas for the Mobile Food Vendor's patrons.
- (2) *Authorization Form.* Authorization from the legal owner(s) of the proposed site shall be made on a form provided by the City. In the event that the legal owner of the proposed site is a corporation, the authorization form shall be signed by an officer of the corporation or its designated agent. The authorization form shall, in addition to acknowledging that the Mobile Food Vendor has permission to conduct Mobile Food Vending activities on the proposed site from its legal owner(s), grant permission to the Mobile Food Vendor's patrons to use the restroom facilities of the existing principal use from the site's legal owner(s) and tenant(s) in possession. For a parcel of land solely to be used for storage or exterior cleaning of Mobile Food Dispensing Vehicles, and not general Mobile Food Vending activity, permission for patron restroom use may be omitted.
- (3) *Schedule of Mobile Food Vending Activity.* At the time of site registration, a Mobile Food Vendor shall establish and file a proposed schedule of Mobile Food Vending activity to be conducted on the proposed site. A schedule of operation of the primary business on the site shall also be

provided. Mobile Food Vending consistent with this Chapter may only occur on a site during the time that the primary business on the site is open for operation. If site registration is approved, the schedule of activity shall be appended thereto and shall be the approved times that the Mobile Food Vendor may conduct Mobile Food Vending activity on the premises.

- (4) *Approval of Registration Required.* To be valid, a registration must be approved by the City's Community Development Director, or designee, prior to initiating site operations. Upon receipt of the registration form, proper site plan, and authorization form, the City's Community Development Director, or designee, shall review the filed documents to determine:
- A. that the physical site is compliance with the current development regulations contained in Chapter 21 of this code, and other applicable ordinances;
 - B. that the proposed placement of the Mobile Food Dispensing Vehicle does not impact the public's safe ingress and egress to and from the physical site by blocking visibility triangles at access points and driveway cutouts;
 - C. that the proposed placement of the Mobile Food Dispensing Vehicle, including all necessary outdoor space for patron service and patron parking does not impact the general on-site traffic flow of the principle use;
 - D. that only registered Mobile Food Dispensing Vehicles will be utilized on the proposed site; and
 - E. that the legal owner(s) of the proposed site have given permission for the Mobile Food Vendor to establish operations on such proposed site and either the legal owner(s) or the tenant(s) in possession have given permission for the Mobile Food Vendor's patrons to utilize the restroom facilities of the existing principal use, as may be required.

Not later than 10 business days after receipt of a registration form, proper site plan and authorization form for a particular proposed site, the licensee shall be notified by the Community Development Department of the decision on the approval of the registration. If the registration is approved, the Mobile Food Vendor may begin operating. If the registration is denied, the applicant shall be provided with a statement of the reasons therefore, which reasons shall be entered in writing on the registration form.

- (5) *Authority of Community Development Director to Authorize Administrative*

Variances. The City's Community Development Director, or his designee, may, in the process of reviewing a site registration for approval, administratively grant a variance to the technical parking requirements of Chapter 21 of this Code required for the site's principal use during the proposed vending hours listed in the schedule of Mobile Food Vending activity if not greater than 20% of the number of required parking spaces is reduced by site space occupied by the Mobile Food Vendor and Mobile Food Dispensing Vehicles.

- (6) *Maximum Number of Registered Sites.* A licensee may only register five sites for Mobile Food Vending activity at any one time. In the event that a licensee submits registration paperwork for a site in excess of five, and does not direct the Community Development Department to cancel an existing and active registration, the Community Development Director may either:
- A. summarily reject the proposed registration; or
 - B. approve the new registration and revoke an existing registration as the Community Development Director may discretionarily choose.

(f) Local Registration of Mobile Food Dispensing Vehicles; Quarterly Filing of Commissary Logs Required.

As a condition of licensure under this section a Mobile Food Vendor shall annually register each Mobile Food Dispensing Vehicle intended to be used in the City for Mobile Food Vending activities with the City's Community Development Director, or designee. To be eligible for registration in the City, a Mobile Food Dispensing Vehicle (hereafter "MFDV" in this subsection) must meet the following standards:

- (1) The MFDV must be licensed by the Florida Department of Business and Professional Regulation.
- (2) The MFDV must be entirely self-reliant for necessary gas, water, wastewater and electric provisions. No MFDV may connect to permanent utilities.
- (3) The MFDV shall be constructed for the specific use of preparing and selling food and beverages obtained from a licensed commissary. An open bed truck, van, or converted automobile is not an MFDV and may not be registered as such in the City.
- (4) The MFDV shall be constructed so that any equipment installed in any part of the vehicle may be secured in order to prevent movement during transit and to prevent detachment in the event of a collision or overturn.

- (5) The MFDV shall not display advertising of any kind, except the posting of prices, the name of the product and/or the name of the vendor. All signs shall be limited to a size not to exceed sixteen (16) square feet and all signs shall be mounted flush to the body of the MFDV.
- (6) The MFDV must be covered under a currently effective agreement with a Florida-licensed food commissary (hereafter referred to as "commissary") for restocking, interior cleaning and proper water and wastewater disposal and must maintain commissary logs inside the MFDV showing the date and time of each restocking and interior cleaning required by state law, rules and regulations.

Registration shall be made on a form provided by the City and shall include a written description of the MFDV, 4 or more photographs (showing different exterior views) of the MFDV and any exterior-operated equipment, the Florida Department of Highway Safety and Motor Vehicles license tag number and registration number if applicable, a current health certificate issued by the appropriate state or county authority as may be required under Florida law, all current licenses required for operation by Florida state and county agencies, and copies of the most recent inspections performed by Florida state and county agencies as applicable. Registration of the vehicle shall be complete upon filing. At registration, the City's Community Development Director, or designee, shall issue proof of registration to be placed on the MFDV for the applicable registration year.

Registration of an MFDV may only be undertaken by a person or business in possession of a valid Mobile Food Vendor License. A MFDV may only be registered by its legal owner.

(g) Certain Conduct Prohibited.

No Mobile Food Vendor shall:

- (1) Vend for more than a single 72-hour period per week (beginning and ending at 8:00 a.m. Monday) at any one location.
- (2) Vend within 500 feet of the grounds of any kindergarten, nursery, elementary, middle or high school between 1 hour prior to the start of the school day and 1 hour after dismissal at the end of the school day.
- (3) Vend within 500 feet of any church between 1 hour prior to the start of any church service, Sunday school or religious ceremonies and 1 hour after such services have concluded.
- (4) Vend on any public street or sidewalk except as provided in this article. For purposes of this section, "public street or sidewalk" shall mean those rights-of-way and easements owned by, dedicated to or granted to the

public.

- (5) Vend in such a way as would restrict or interfere with the ingress or egress of the abutting property owner or tenant or create or become a public nuisance, increase traffic congestion or delay or constitute a hazard to traffic, life or property or an obstruction to adequate access to fire, police or sanitation vehicles.
- (6) Vend on a vacant lot.
- (7) Vend without an available litter receptacle for patron use.
- (8) Leave any location without first picking up, removing and disposing of all trash, materials or refuse remaining from Mobile Food Vending activities.
- (9) Allow any items relating to the operation of the vending business to be placed anywhere other than in, on or under the vending vehicle.
- (10) Set up, maintain or permit the use of any table, crate, carton, rack or any other device to increase the selling or display capacity of a Mobile Food Dispensing Vehicle, unless disclosed during registration of the same.
- (11) Allow any fluids to be discharged from a Mobile Food Dispensing Vehicle.
- (12) Sell anything other than that which he is licensed to vend.
- (13) Vend without required insurance coverage.
- (14) Vend without appropriate licensure from all state agencies with jurisdiction or vend without appropriate payment of state and local business taxes.
- (15) Set up tables and chairs to be utilized by patrons as part of the vending operation.
- (16) Stop, stand or park a Mobile Food Dispensing Vehicle at a metered parking space for the purpose of Mobile Food Vending, or sell on any street under any circumstances during the hours when parking, stopping or standing has been prohibited by signs or curb markings or is prohibited by statute or ordinance when such metered parking spaces, signs, or curb markings have been located on public travelways on private property.
- (17) Stop, stand or park a Mobile Food Dispensing Vehicle in order to make or attempt to solicit sales within twenty-five (25) feet of any intersection.

- (18) Dump wastes or wastewater on site, into the City's stormwater system, or at any other place in the City other than the licensed commissary depicted in the application.
- (19) Use temporary signs of any kind.
- (20) Conduct Mobile Food Vending activities without first registering and obtaining site approval.
- (21) Conduct Mobile Food Vending activities without displaying a valid Mobile Food Dispensing Vehicle registration sticker.
- (22) Vend between the hours of 9:00 p.m. and 8:00 a.m.
- (23) Fail to comply with any requirement imposed this section, including quarterly filing of commissary logs and inspection reports.

(h) **Renewal.**

All licenses issued under this section are valid for the entire licensing period unless revoked prior to expiration. An application to renew a license shall be made not later than 60 calendar days before the expiration of the current license. All current documentation required for initial license issuance shall be submitted with each renewal.

(i) **Revocation of License or Registration.**

Any license or registration issued under this section may be revoked by sending a "Notice of Revocation" to the licensee stating both the facts and legal conclusions constituting cause to revoke. Within 10 business days' receipt of the "Notice of Revocation," the licensee may request a hearing before the City Manager, or designee, by submitting a written request and response to the Notice to the City Clerk. At the hearing before the City Manager, or designee, the issue shall be whether cause to revoke is present based on either licensee misconduct or the licensee's failure to comply with registration requirements. The City Manager, or designee, shall permit the licensee to present any defenses the licensee may have and shall, after all of the evidence has been presented, issue a determination in writing. Any party aggrieved by a decision of the City Manager or designee may appeal the decision to a court of competent jurisdiction by petition for writ of certiorari.

(j) **Registered Mobile Food Dispensing Vehicles May be Inspected by City Staff; Required Documentation Filed Quarterly.**

Any Mobile Food Dispensing Vehicle required to be registered under subsection (f) may be inspected at any time by City personnel, including City Code Enforcement Officers, in order to ascertain compliance with this section. Not less than quarterly, licensees

operating Mobile Food Dispensing Vehicles in the City must file with the City's Community Development Department copies of commissary logs and inspection reports required by state agencies.

(k) Unified Business Taxes.

Only one business tax receipt issued as required by Chapter 9 of this Code is necessary for a licensee to engage in Mobile Food Vending activities, regardless of the number of registered Mobile Food Vending sites upon which such licensee conducts business and regardless of the number of registered Mobile Food Dispensing Vehicles such licensee operates, so long as each Mobile Food Dispensing Vehicle so operated is properly licensed as required by applicable state laws, rules and regulations for Mobile Food Dispensing Vehicles.

(m) Schedule of Fees.

Each licensee shall pay the corresponding fee for each service performed by City Staff pursuant to this section:

- (1) License, Initial Issuance/renewal: \$40.00.
- (2) Site registration: \$40.00.
- (3) Mobile Food Dispensing Vehicle registration: \$5.00.

2. All existing ordinances of the City of Winter Haven in conflict with this ordinance are repealed to the extent necessary to give this ordinance full force and effect.

3. If any provision or portion of this ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining portions, provisions, and regulations of this ordinance shall remain in full force and effect.

4. Any scrivener's error created as a result of the passage of this ordinance may be corrected by the City Manager, without further legislative action, so long as the intent of this ordinance is preserved, by filing a revised copy thereof with the City Clerk's office

with the terms "Manager Revised" and the revision version number in the style of the ordinance.

5. That Section 21-32(A) Table of Land Uses be amended to add Mobile Food Dispensing Vehicles, as attached herein as Exhibit "A".

6. It is the intent of the City Commission that the ordinance shall be codified as and become and be made a part of the permanent Code of Ordinances of the City of Winter Haven. It is the desire of the City Commission that the code codifier place the substantive provisions implemented by this Ordinance in Chapter 21, Article II, Division 3 of the Code of Ordinances of the City of Winter Haven. The provisions of this ordinance may be renumbered or relettered to accomplish such intention and the word "ordinance", or similar words, may be changed to "section," "article", or other appropriate word. Further, it is the intent of the City Commission that the implementing and instructional sections of this ordinance, Sections 1 through 6, shall not be codified. The code codifier is granted liberal authority to codify the provisions of this ordinance, including the authority to modify cross-references as he or she may see fit to capture the intent of this ordinance.

7. This ordinance shall take effect immediately after its passage.

INTRODUCED AND PASSED on first reading at the Regular meeting of the City of Winter Haven City Commission held this 13th day of September, 2010.


PASSED AND ADOPTED on second reading at the Regular meeting of the City of Winter Haven City Commission held this day of , 2010.

CITY OF WINTER HAVEN



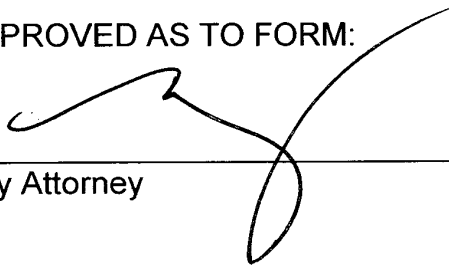
Mayor-Commissioner

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

| Category/Use | AG1 | RE | R1 | R2 | R3 | R4 | R5 | RM | OP | C-1 DBD | C-2 | C-3 | C-4 | I-1 | I-2 | PI | PR | CON |
|---|-----|----|----|----|----|----|----|----|----|------------|-----|-----|-----|-----|-----|----|----|-----|
| Family day care home, Family foster home | | | | | | | | | | | | | | | | | | |
| Special needs facility: Child care facility, Adult day care center, Assisted living facility, Foster care facility, Group home facility, Hospice residential unit | | | | | S | S | | | P | P | P | P | | | | P | | |
| Lodging | | | | | | | | | | | | | | | | | | |
| Bed & breakfast | P | P | P | P | P | P | | | P | P | P | P | P | P | | | | |
| Hotel/motel | | | | | | | | | | P | | P | P | P | | | | |
| RV campground | | | | | | | | S | | | | | P | P | | | | |
| Offices/Services | | | | | | | | | | | | | | | | | | |
| Business office | | | | | | | | | P | P | P | P | P | P | | | | |
| Clubs, community/fraternal | | | | | | | | | P | P | P | P | P | P | | | | |
| Crematorium | | | | | | | | | | | | | P | P | P | | | |
| Funeral home/mortuary | | | | | | | | | S | S | S | P | P | P | | | | |
| Medical/health care office | | | | | | | | | P | P | P | P | P | | | | | |

| Category/Use | AG1 | RE | R1 | R2 | R3 | R4 | R5 | RM | OP | C-1 DBD | C-2 | C-3 | C-4 | I-1 | I-2 | PI | PR | CON |
|---|-----|----|----|----|----|----|----|----|----|------------|-----|----------|----------|----------|----------|----|----|-----|
| Personal services | | | | | | | | | P | P | P | P | P | P | | | | |
| Professional office | | | | | | | | | P | P | P | P | P | P | | | | |
| Retail Commercial, No Outdoor Storage or Activities | | | | | | | | | | | | | | | | | | |
| Antique shops | | | | | | | | | P | P | P | P | P | | | | | |
| Bake shop | | | | | | | | | | P | P | P | P | P | P | | | |
| Bakery plant | | | | | | | | | | | | | P | P | P | | | |
| Convenience store, | | | | | | | | | P | P | P | P | P | P | P | | | |
| Convenience store, with gas | | | | | | | | | | | P | P | P | P | P | | | |
| Drinking establishment and nightclub | | | | | | | | | | S | | S | S | S | S | | | |
| Dry cleaning drop-off site | | | | | | | | | P | | P | P | P | P | | | | |
| Gas station | | | | | | | | | | | | P | P | P | P | | | |
| Laundromat-self service | | | | | | | | | | | P | P | P | P | | | | |
| Minor repair shop | | | | | | | | | | | | P | P | P | P | | | |
| <u>Mobile Food Dispensing Vehicle</u> | | | | | | | | | | | | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | | | |
| Pet services, no outdoor activities | | | | | | | | | | P | P | P | P | | | | | |

| Category/Use | AG1 | RE | R1 | R2 | R3 | R4 | R5 | RM | OP | C-1 DBD | C-2 | C-3 | C-4 | I-1 | I-2 | PI | PR | CON |
|--|-----|----|----|----|----|----|----|----|----|------------|-----|-----|-----|-----|-----|----|----|-----|
| Displays Allowed | | | | | | | | | | | | | | | | | | |
| Agricultural roadside stand | P | | | | | | | | | | | | P | P | | | | |
| Automotive paint/body shop | | | | | | | | | | | | | P | P | P | | | |
| Boat and water craft sales, service and light repair | | | | | | | | | | | | P | P | P | | | | |
| Farm equipment sales | | | | | | | | | | | | | P | P | | | | |
| Major automotive repairs | | | | | | | | | | | | | P | P | P | | | |
| Manufactured home sales and/or RV sales | | | | | | | | | | | | | P | P | P | | | |
| Marinas | | | | | | | | | | | | | P | P | | | | |
| Nursery with outdoor displays/storage | | | | | | | | | | | | P | P | P | | | | |
| Parking lot | | | | | | | | | S | S | S | P | P | P | | | | |
| Pet services: indoor/outdoor | | | | | | | | | | | | P | P | P | | | | |
| Private club: indoor/outdoor | | | | | | | | | | | | P | P | P | | | | |
| Recreation, outdoor, commercial | | | | | | | | | | | | P | P | P | | | | |
| Recreational Vehicle | | | | | | | | | | | | P | P | P | | | | |

| Category/Use | AG1 | RE | R1 | R2 | R3 | R4 | R5 | RM | OP | C-1 DBD | C-2 | C-3 | C-4 | I-1 | I-2 | PI | PR | CON |
|---|-----|----|----|----|----|----|----|----|----|------------|-----|-----|-----|-----|-----|----|----|-----|
| sales and accessory servicing | | | | | | | | | | | | | | | | | | |
| Recycling center (outdoor) | | | | | | | | | | | | | | P | P | | | |
| Rental of motor scooters, motorcycles, automobiles or any other self-propelled conveyance | | | | | | | | | | | | P | P | P | | | | |
| Retail sales, outdoor activities | | | | | | | | | | | | P | P | P | | | | |
| Retail services, outdoor activities | | | | | | | | | | | | P | P | P | | | | |
| Vehicle dealership, except RVs | | | | | | | | | | | | P | P | P | | | | |
| Vehicle sales, used | | | | | | | | | | | | P | P | P | | | | |
| Vehicle repair shop | | | | | | | | | | | | | P | P | | | | |
| Non-retail or Service Commercial | | | | | | | | | | | | | | | | | | |
| Contractor storage yard | | | | | | | | | | | | | P | P | P | | | |
| Heavy equipment sales/repair | | | | | | | | | | | | | P | P | P | | | |
| Mini-warehouse/personal storage units | | | | | | | | | | | | | P | P | P | | | |
| Petroleum, bulk, | | | | | | | | | | | | | | P | P | | | |

| Category/Use | AG1 | RE | R1 | R2 | R3 | R4 | R5 | RM | OP | C-1 DBD | C-2 | C-3 | C-4 | I-1 | I-2 | PI | PR | CON |
|---|-----|----|----|----|----|----|----|----|----|------------|-----|-----|-----|-----|-----|----|----|-----|
| storage and distribution | | | | | | | | | | | | | | | | | | |
| Radio and television studios and offices | | | | | | | | | P | P | P | P | P | P | P | | | |
| Recreation vehicle repair, assembly or overhaul | | | | | | | | | | | | | P | P | P | | | |
| Septic tank storage/service | | | | | | | | | | | | | | P | P | | | |
| Boat repair, overhaul and assembly | | | | | | | | | | | | | P | P | P | | | |
| Warehouse | | | | | | | | | | | | | | P | P | | | |
| Wholesale distributor < 50,000 sq. ft. | | | | | | | | | | | | | P | P | P | | | |
| Wholesale distributor 50,000 + sq. ft. | | | | | | | | | | | | | | P | P | | | |
| Light Industry | | | | | | | | | | | | | | | | | | |
| Airports/aviation uses | | | | | | | | | | | | | | C | C | C | | |
| Food processing/packaging | | | | | | | | | | | | | | P | P | | | |
| Freight/trucking terminal | | | | | | | | | | | | | | P | P | | | |
| Light industrial park | | | | | | | | | | | | | | P | P | | | |

| Category/Use | AG1 | RE | R1 | R2 | R3 | R4 | R5 | RM | OP | C-1 DBD | C-2 | C-3 | C-4 | I-1 | I-2 | PI | PR | CON |
|--------------------------------------|-----|----|----|----|----|----|----|----|-----|------------|-----|-----|-----|-----|-----|-----|----|-----|
| Manufacture of finished products | | | | | | | | | | | | | P | P | P | | | |
| Printing/publishing | | | | | | | | | | | | | P | P | P | | | |
| Propane gas | | | | | | | | | | | | | P | P | P | | | |
| Research and development facilities | | | | | | | | | S | S | S | P | P | P | P | P | | |
| Heavy Industry | | | | | | | | | | | | | | | | | | |
| Auto/vehicle salvage | | | | | | | | | | | | | | | P | | | |
| Citrus processing plant | P | | | | | | | | | | | | | | P | | | |
| Cold storage and frozen food lockers | | | | | | | | | | | | | | P | P | | | |
| Communication towers and antennas | | | | | | | | | S * | S * | S * | S * | S * | S * | S * | S * | | |
| Concrete plant | | | | | | | | | | | | | | | P | | | |
| Crate and palette plant | | | | | | | | | | | | | | | P | | | |
| Dairy | P | | | | | | | | | | | | | P | P | | | |
| Dry cleaning plant | | | | | | | | | | | | | | | P | | | |
| Industrial Park | | | | | | | | | | | | | | | P | | | |
| Junkyard, general | | | | | | | | | | | | | | | P | | | |
| Junkyard for vehicles | | | | | | | | | | | | | | | P | | | |

| Category/Use | AG1 | RE | R1 | R2 | R3 | R4 | R5 | RM | OP | C-1 DBD | C-2 | C-3 | C-4 | I-1 | I-2 | PI | PR | CON |
|--|-----|----|----|----|----|----|----|----|----|------------|-----|-----|-----|-----|-----|----|----|-----|
| Golf course | P | P | P | P | P | P | P | P | | | | P | P | P | P | P | P | |
| Hospital | | | | | | | | | | | | P | P | | | P | | |
| Private school (Preschool--12) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Public park/private park/open space | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Public school (K-- 12) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Recreation, indoor, public | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Recreation, outdoor, public | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Social centers/museums | | S | S | S | S | S | S | S | P | P | P | P | P | P | P | P | P | |
| Vocational/technical school | | | | | | | | | P | | | P | P | P | P | P | | |
| University/college, small scale | | | | | | | | | P | | | P | P | P | P | P | | |
| University/college, large scale | | | | | | | | | P | | | P | P | P | P | P | | |