

33-17.23. Allowed uses in commercial and industrial zoning districts.

The following table insert contains an overview of uses allowed in the commercial and industrial zoning districts. Information specific to each zoning district follows in individual tables.

Use specific data presented in the tables are identified as follows:

1. Primary uses and structures allowed in the following districts are indicated by the letter "P."
2. Conditional uses may be allowed in a district where compliance with restrictions related to that use are met. Conditional uses are indicated by the letter "C." The restrictions for conditional uses are either stated in the table or discussed in section 33-19, as identified by footnote.
3. Certain uses may be allowed in certain districts by special exception only. Further details regarding these exceptions appear in section 33-20. Uses allowed by special exception only are indicated by the letter "E" and further described by footnote.
4. Uses with situational requirements which allow the use to fall into more than one use category are indicated by both categories, such as P/E. Development under this classification depends upon meeting the requirements of the category applicable to the site's specific conditions.

USES IN COMMERCIAL ZONING DISTRICTS									
	P-1	BR	C-1	C-2	C-2A	C-2AC	C-3	C-4	M-1
PROFESSIONAL									
General/Professional Offices	P	P	P	P	P	P	P/E ¹⁹	P	P
Financial Institutions	P	P	P	P	C ²⁰	P			P
MEDICAL SUPPORT (See also Section 33-19.11)									
Medical office	P	P	P	P	P	P			
Apothecary shops	P		C ¹⁵						
Drugstores and pharmacies	P	P		P	P	P			
Hospitals				P					
Laboratories, hospitals and clinics	E ¹⁵		P	P	P	P			
Medical clinics over 5,000 square feet	E ¹⁵	E ¹⁵		P	P	P			
Nursing homes and adult congregate living facilities			P	P	P	P			
Veterinary clinics allowing inside overnight boarding for clinical care, no outside runs or kennels	C	C		C		C			
Veterinary clinics and pet grooming shops with overnight and/or outdoor boarding facilities and runs				E ³⁰					P
BUSINESS SUPPORT									
Mailbox and shipping shops		P	P	P	P	P			
Office equipment sales and service		P		P		P/C ⁴		P	
Copying, printing and lithography		P	P	P	P	P	P/E ¹⁹	P	P
Showroom commercial						P	P/E ¹⁹	P	P
PERSONAL SERVICES									
Beauty salons, barbershops and day spas		P	P	P	P	P			

Day care facilities, adult or child	P	P	P	P	P		E ¹⁰	C ²	C ² E ¹⁰
Dry cleaning and laundry, industrial						P		P	P
Dry cleaning and laundry, retail		P	C ³	P	P	P		P	
Dry cleaning and laundry, self-service		P		P	P				
Mortuary, funeral homes and crematoriums		P		P	P				P
Pet shops and pet grooming with no overnight boarding of animals		C	C	C	C				
Tailor shops and shoe repair		P		P	P				
Tattoo parlors and related uses, per section 33-19.09				C*					
HOSPITALITY									
Adult entertainment establishments, per section 33-22 and chapter 2C of the DeLand code of ordinances									C*
Banquet facilities		P		P	P	P		E ³	E ³
Bed and breakfast inn	C ¹⁹	P	P	P	P				
Catering services		P	P	P	P	P			P
Craft Food and Beverage Producer				P	P	P	C/E ¹⁹		P
Hotels or motels and associated accessory uses including restaurant and conference facilities		P	C ⁵	P	P				C ⁶
Uses requiring a DBPR 3PS liquor license (package sales) or 4COP liquor license (bars, lounges, etc.)		E ¹⁷		E ¹⁷	E ¹⁷				
Package sales where beer and/or wine (no liquor) are sold for consumption off-premises with DBPR 2APS license		C	C	C	C	C		C	
Restaurants, except fast food and/or drive through facilities			P			P			
Restaurants including fast food and/or drive through facilities		P		P	C ²⁰				P
Restaurants and establishments serving alcohol requiring a DBPR 2COP, 3PS or 4COP license with special class		C	C	C	C	C		C	C
Virtual kitchen		C ²⁵	C ²⁵	P	P	P			C ²⁵
FOOD SERVICE AND INDUSTRY									
Bakery, pastry, gourmet, coffee and specialty beverage shops (retail)		P	P	P	P	P			
Bakery products manufacturing or wholesale						P		P	P
Bakeries wholesale, up to 1,000 square feet of floor area			C	C	C				
Community and market gardens	Per Chapter 33, Section 33-24								
Food products manufacturing									P
Freezer locker rentals						P		P	P

Fruit and vegetable handlers or processors									P
Grain blending and packaging, but not milling									C
Grocery, vegetable, fruit, fish, meat, dairy and poultry products wholesale						C		P	P
Milk, dairy, creamery, beverage bottling, processing and wholesale plants								P	P
VEHICULAR (See also Section 33-19.12)									
Airports, Helipads city owned, and airport operations									P
Airports, Helipads private, and airport operations									E ²⁰
Automobile repair				E ²		P/C ²¹	P/E ¹	C ²¹	P
Automobile service station See also section 33-19.06				C*					P
Automotive and bus repair, including body shops and bus garages and storage of trucks and heavy equipment									P
Junk, waste or salvage yard									E ¹³
Marine manufacturing, sales and service See also section 33-21									P
Marine repair		E ¹⁴		C ⁷		P	P/E ¹⁴		
Mobile home sales See also section 33-21								P	P
Railroad yards, siding and terminals							P		P
Towing and wrecker service				C ²¹				P	P
Truck and rail freight terminals								P	P
Truck stops				E ²⁸					P
Vehicle sales and rental including new and used automobiles, boats, motorcycles, trailers and trucks See also section 33-21				E ²³ E ²⁹		P			P
Vehicle sales, rental, service, repair new/used buses, RVs and farm equipment See also section 33-21						E ²³ E ²⁹		P	P
RETAIL									
Auction sales shop						P		P	P
Convenience stores without gas pumps				P	P	P			P
Convenience stores with gas pumps, per section 33-19.08		E		C*					P
Fertilizer and feed store sales excluding manufacturing						C		P	

Flea markets and merchandising barns or marts, per section 33-19.03				C*					
Furniture, appliances retail		P		P	P	P			
Furniture, appliances wholesale					P	P		P	P
Grocery		P		P	P	C			
Home improvement store		P		P		P		P	P
Pawn Shops				P					
Retail sales		P	P	P	P	P	C ⁸	C ⁸	C ^{8, 20}
Retail and service land uses									C ²⁰
Retail sale of storage sheds				E ²⁷					P
Used materials, sales or thrift shops; not including junk yards		P		P	P			C	
RESIDENTIAL (See also Section 33-20)									
Boarding houses				P					
Community residential homes Multifamily—Per Section 33-19.02	C*					C*			
Community residential homes Single-family—Per Section 33-19.02	C*								
Convalescent, rest and nursing homes; institutions and homes for children, the aged and the disabled	P	E ¹⁶		P					
Garden communities			C						
Multiple-family dwellings compliant with R-16 standards				C		C			
Multiple-family dwellings and duplexes compliant with R-12 standards			C						
Residential dwelling units on the first floor Per Section 33-19.13					C*				
Residential dwelling units above the first floor or one residential unit on the first-floor accessory to an office or commercial use			C	C	C	C			
Single-family dwellings, except mobile homes	P				C ²⁶				
Single-family dwelling compliant with R-1 standards not located within the highway commercial land use areas			C		C ²⁶	C			
Two-family dwelling and duplexes compliant with R-2 standards			C		C ²⁶	C			
INSTITUTIONAL									
Business colleges, professional or commercial schools				P	P	P			
Churches, houses of worship and religious institutions with customary accessory educational and recreational uses	E ⁵	E ⁵	E ⁵	P	E ⁵	P	E ⁵	P	E ⁵

Government and public land uses and buildings	P	P	P	P	P	P	P	P	P
Industrial vocational training school						P			P
Private clubs and lodges	P	C ⁹	P	C ⁹	C ⁹	P		P	P
RECREATION									
Bowling alleys, billiard parlors, skating rinks and indoor recreation and amusement facilities and museums				P		P			P
Carnivals and other temporary amusements and events in accordance with section 33-19									C
Museums	P			P	P	P			P
Music, dance, gymnasium, art school or studio, excluding discotheques			P	P	P		P		E ¹²
Nonprofit recreational organizations, lodges and fraternal orders									P
Organized physical activity center—predominantly scheduled instruction				P			P		E ¹²
Outdoor recreation land use Per section 33-19.10									C*
Parks, community and regional	E ⁸	E ⁸	E ⁸	E ⁸	E ⁸			P	E ⁸
Parks, mini and neighborhood	P		P	P	P			P	
Recreational vehicle parks Per section 33-19.07									C*
Theatres and assembly halls		P		P	P	P			
TRADES									
Building materials						C ²³		P	P
Contractor trade shops and yards						C ²³	P/E ¹⁹	P	P
Electrical, gas, plumbing and HVAC sales/service				C ²³		C ²³			P
Greenhouses, nurseries and landscaping sales, retail				P		P		P	
Greenhouses, nurseries and landscaping sales, wholesale						C			P
Moving, packing and storage companies				C ²⁴		C ²⁴		P	P
Packing and crating services								P	
Pest control and exterminating services				P	P	C			P
Septic tank services								P	
Swimming pool sales, installation and service				P		P		P	P
Upholstering and reupholstering				P	P	P			P
Welding or soldering shops						C ²³			P
INDUSTRIAL AND MANUFACTURING									
Fuel storage and bulk supply plants							C ¹³	P	
Coal, coke or wood yard									P

Laboratories, research, testing and development—Pharmaceutical products, drugs compounding only						P			P
Machine shop						C	P/E ¹⁹		P
Manufacture of pottery or other ceramic products						C			P
Manufacturing - including assembly and fabrication operations						C ²³	C/E ¹⁹	C ¹⁴	P
Manufacturing - Craftsman shop			C ²³	C ²³	C ²³	P	C/E ¹⁹		P
Manufacturing - Limited				C ²³		C ²³	C/E ¹⁹		P
Microwave, radio, telephone and television facilities and transmission towers			E ⁶	E ⁶	E ⁶			E ⁶	E ⁶
Mining and excavations per section 33-62 of article V of this chapter									C
Planing mill, saw mill, millwork and wood product manufacturing									E ¹⁸
Recycling centers								P	P
Research and development facilities						P	P/E ¹⁹		
Storage of bottled gas, natural gas or similar products									C ¹⁹
Utilities excluding microwave, radio, telephone and television towers				C		C			
Warehousing and commercial storage				C ²⁴		C ²⁴	P/E ¹⁹	P	P
Wholesale commercial activities						C		P	P
MISCELLANEOUS									
Commercial parking lots				P	P	P			P
Communications towers	Per Chapter 33, Section 33-23								
Outdoor advertising signs				C ²² / E ²⁴		C ²² / E ²⁴		C ²² / E ²⁴	C ²² / E ²⁴
Public utilities									P
Public utilities, excluding microwave, radio, telephone and television antennas		C						P	P
Shade structures less than 800 square feet, accessory use		C		C		C	C	C	C
Shade structures greater than 800 square feet, accessory use						E ²⁵	E ²⁵	E ²⁵	E ²⁵

(Ord. No. 2013-11, § 1, 8-5-13; Ord. No. 2013-18, § 3, 11-4-13; Ord. No. 2014-22, §§ 1—8, 11-3-14; Ord. No. 2017-24, §§ 2—7, 9-5-17; Ord. No. 2019-10, § 3, 5-6-19; Ord. No. 2020-26, § 2, 10-19-20; Ord. No. 2021-38, §§ 3—6, 11-15-21; Ord. No. 2022-06, § 1, 4-4-22; Ord. No. 2022-07, §§ 3—17, 5-16-22)