



Manatee River

T3 SUB-URBAN

T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that are mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

PERMITTED USES

- Accessory Unit
- Fountain or Public Art
- Greenhouse < 200 sq. ft
- Playground
- Single Family Detached

SPECIAL USES

- o Bed & Breakfast (up to 6 rooms)
- o Cemetery
- o Childcare Center*
- o Educational
- o Electric Substation
- o Fire Station
- o Police Station
- o Religious Assembly*
- o School Dormitory
- o Schools, Public & Private*

*See Table 4.7 of Form Based Code for additional requirements.

DEVELOPMENT STANDARDS

Building Height:
Principal Building - 2.5 stories max.
(Eligible Height Bonus - 3.5 stories)*
Outbuilding - 2.5 stories max.

Setbacks - Principal Building:
Front Principal - 14 ft. min.
Front Secondary - 8 ft. min.
Side - 6 ft. min.
Rear - 12 ft. min.

Lot Width: 50 ft. min.
Lot Coverage: 60% max

Parking:
Residential - 1.5 spaces per dwelling unit
Lodging - 1.0 space per guest unit
Office - 1.0 space per 350 sq. ft. of floor area
Retail - 1.0 space per 350 sq. ft. of floor area

*See page 4.33 of Form-Based Code for T3 information.

Legend

- Sub-Urban (T3)
- Form Based Code Area
- Parcels
- City Limits



This map was developed by the Department of Planning and Community Development with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change and is not warranted in any way.



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