

Manatee River

T6 URBAN CORE

The T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks.

PERMITTED USES

- Business Training Schools
- Cafe/Sidewalk Cafe <20 seats*
- Conference Center
- Display Gallery
- Fire Station
- Fountain or Public Art
- Funeral Home
- Hotel (no room limit)
- Inn (up to 10 rooms)
- Kiosk
- Library
- Live Theater
- Live-Work Unit
- Medical Clinic
- Movie Theater
- Multi-Family
- Museum
- Office Building
- Outdoor Auditorium
- Parking Lot/Garage
- Playground
- Police Station
- Restaurant
- Retail Building
- School Dormitory
- Single Family Attached
- Surface Parking Lot

SPECIAL USES

- o Boarding House
- o Cemetery
- o Childcare Center*
- o College
- o Convention Center
- o Cultural
- o Drive-Through Facility
- o Educational
- o Electric Substation
- o Exhibition Center
- o Hospital
- o Indoor Amusement Center
- o Lounge
- o Marina
- o Outdoor Amusement Center
- o Passenger Terminal
- o Push Cart
- o Schools, Public & Private*
- o Special Events
- o Sports Stadium
- o Veterinary Clinic
- o Wireless Transmitter

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

DEVELOPMENT STANDARDS

Building Height:
Principal Building - 8 stories max. 2 min.
(Eligible Height Bonus - 20 stories max.)*
Outbuilding - N/A

Setbacks - Principal Building:
Front Principal - 0 ft. min. 8 ft. max
Front Secondary - 0 ft. min. 8 ft. max
Side - 0 ft. min. 24 ft. max
Rear - 0 ft. min.

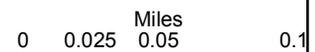
Lot Width: 18 ft. min.
Lot Coverage: 90% max

Parking:
Residential - 1.0 space per dwelling unit
Lodging - 0.5 space per guest unit
Office - 1.0 space per 500 sq. ft. of floor area
Retail - 1.0 space per 500 sq. ft. of floor area

*See page 4.37 of Form-Based Code for T6 information.

Legend

- Urban Core (T6)
- 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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