



CITY OF BRADENTON ZONING HANDBOOK

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
JANUARY 2014



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Introduction

Ever wonder why communities enact zoning laws? Zoning regulations are just some of the many tools used in modern community planning for both private and public property. The City of Bradenton utilizes zoning ordinances to logically divide the city into districts, and within each district to prescribe density, intensity, and use parameters for land, buildings, and other structures.

Zoning in the City of Bradenton is guided by two legislatively adopted ordinances, the [Land Use Regulations](#) and the [Form-Based Code](#). Both ordinances provide development standards for each zoning district including the number of parking spaces, the maximum height of building, and the minimum distance or setback a building must be from the property line.

This handbook was created as a quick reference tool to assist our citizens, businesses, developers, and others in understanding city zoning by providing a basic overview of the regulations using text, maps, and graphic illustrations. **This handbook is not a legal document.** To view the full, legal zoning ordinances, land use regulations, and maps in their entirety, please visit the City of Bradenton website at www.cityofbradenton.com or the Municode Library at www.municode.com. If you have questions regarding zoning, please contact a City Planner in the Bradenton Planning & Community Development Department at 941-932-9400.

Zo n i n g i n “T h e F r i e n d l y C i t y”

City zoning and land use may not always be easy to understand. To guide the City's development patterns in a logical, organized, and compatible fashion, Bradenton uses two tools of Land Use Planning to properly administer zoning, the [Land Use Regulations](#) and the [Form-Based Code](#).

Land Use Regulations

Development in Bradenton has been guided by the Land Use Regulations since the early 70's. These regulations have been amended or modified over time in order to reflect changes in local growth patterns and development standards, as well as to ensure consistency with State and Federal regulations.

The Land Use Regulations follow “traditional” zoning practices, which separate land uses based on intensity. This is also referred to as Euclidean Zoning. This is the typical practice of separating incompatible land uses for the protection of public welfare and safety by creating unique districts that contain specific uses. For example, a tire manufacturing facility would not be located next to an elementary school. Traditional zoning districts are divided by land use. In Bradenton, there are Residential, Commercial, Professional, and Industrial land use districts, and each has various subsets that foster greater compatibility of building and land use. A majority of the properties within Bradenton are regulated by this type of zoning.

Form-Based Code

The City of Bradenton adopted the Form-Based Code Development Regulations in June 2011 to increase “urbanism” in the city's downtown area, while preserving and respecting the city and neighborhood aspects of Bradenton. Similar to the Land Use Regulations, the Form-Based Code carries with it rules which guide development in order to protect public welfare and safety.

Form-Based Code is a zoning method that places the focus of development squarely on the physical form of a building or area rather than to the actual use. This allows for mixed-use development to occur, or differing land uses to locate in closer proximity to each other. This encourages more pedestrian activity and enhances a sense of place by bringing development down to a more walkable, human scale. For example, a

multifamily apartment building may be located next to a local grocery store. Or in some instances, the apartments may be located above the grocery store all within the same building. Form-Based Code zoning districts, or “transects”, are divided by the general development types of a particular area. Bradenton’s Form-Based Code transects include Sub-Urban, General Urban, Urban Center, and Urban Core. The Form-Based Code zoning area covers about a third of the city, but primarily focuses on Downtown Bradenton and its surrounding neighborhoods.

Land Use Regulations AND Form-Based Code...What’s the difference?

Despite regulating different geographic areas, the two work in tandem to ensure compatible and safe development citywide. The major difference between the two is that the Land Use Regulations, using traditional zoning practices, prioritize a building’s use (residential, commercial, etc.) over its form (design, disposition, etc.). Conversely, the Form-Based Code focuses on a building’s physical form rather than its specific use. Other differences include building design, parking, signage, and other standards which promote proper development of the built environment.

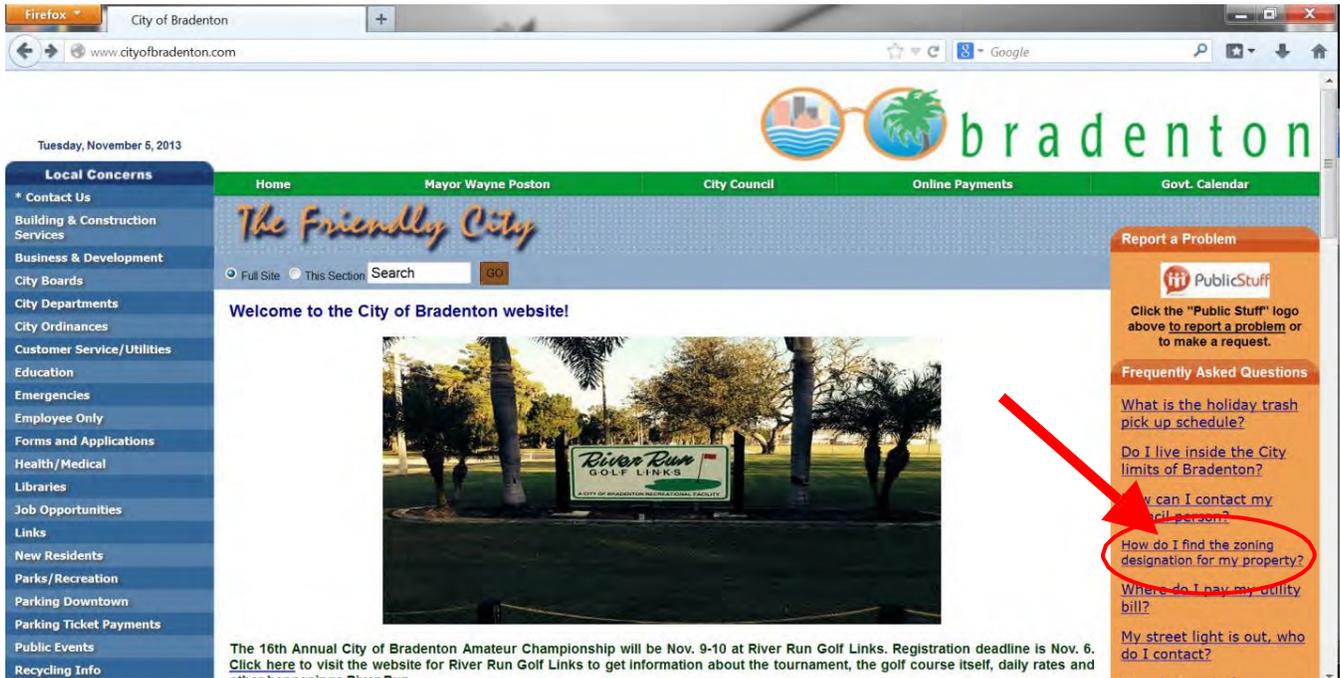
Building design is the core of the Form-Based Code’s regulations. The Form-Based Code does not mandate the color of your building or what type of door you need, but it does set a standard for overall architectural design. New development within the Form-Based Code Zoning Area must meet the design standards specific to their Transect. Existing buildings must meet Form-Based Code design standards as well, but only if the cost for improvements exceed 50 percent of the building’s market value.

Which zoning district am I in?

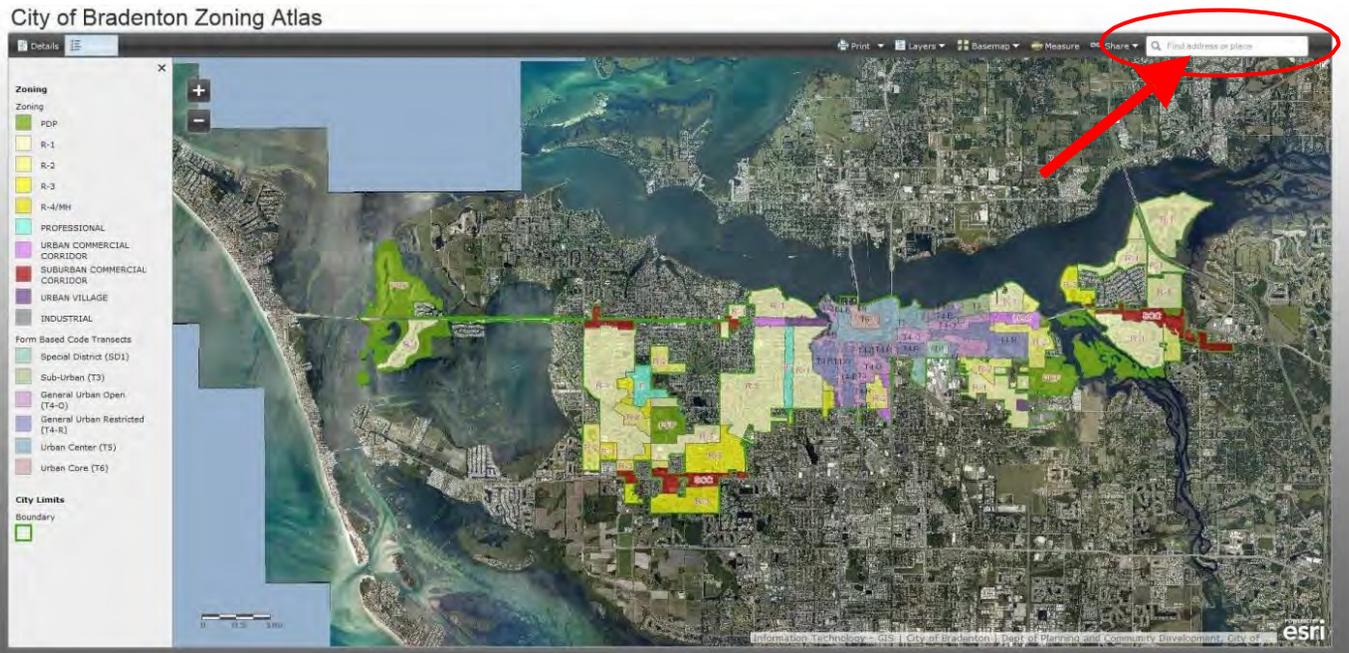
There are several ways to find your property’s zoning district. First, it is important to know if your property is located within the Bradenton city limits. To confirm your property’s location, check with the Manatee County Property Appraiser at www.manateepao.com or (941) 748-8208.

Once you have confirmed that your property is within Bradenton, you can search for your zoning district by using the Interactive Map at www.cityofbradenton.com by following three basic steps:

1. Type www.cityofbradenton.com into a web browser and click “How do I find the zoning designation for my property?” on the right side of the page in orange to access our Interactive Map.

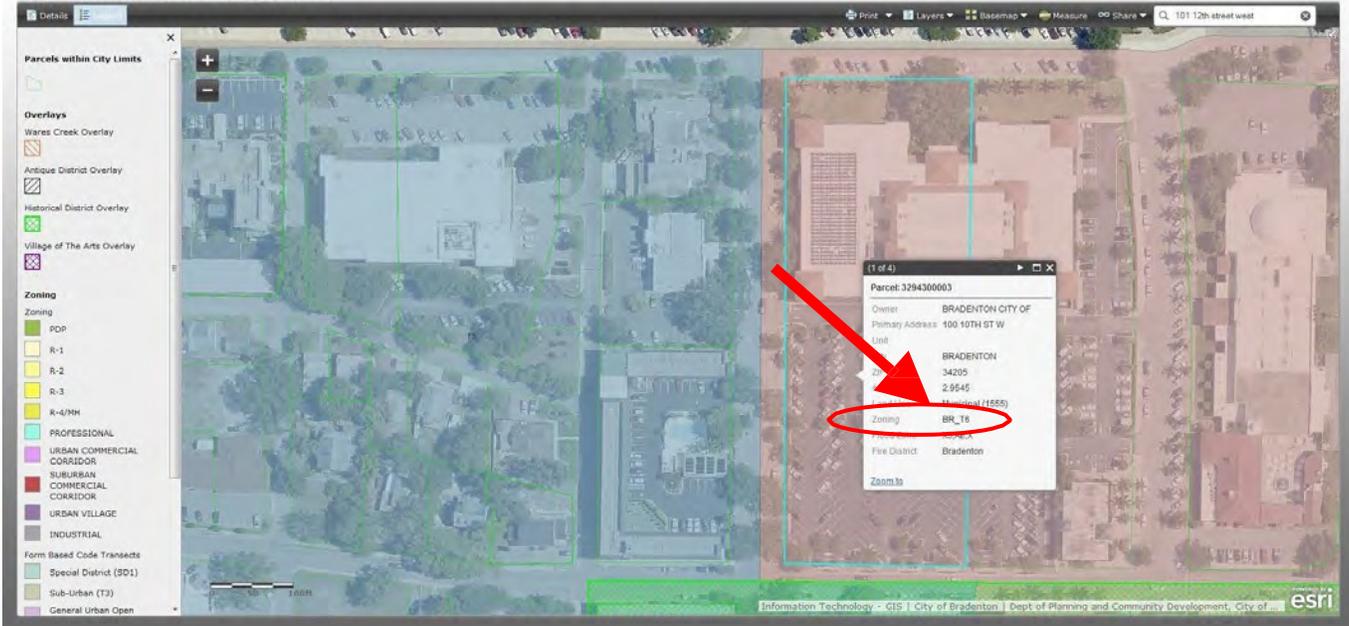


2. Once the Interactive Map has loaded, type your address into the “Find address or place” search box on the right and press the “Enter” key.



- Click on the map to bring up the Information Box for your property. In the Information Box, you will find your property's current zoning designation. In this example, the property is zoned **BR_T6**, which means Bradenton-T6 Urban Core.

City of Bradenton Zoning Atlas



You can also review the city's Official Zoning Atlas on the Development Services and Zoning webpage to find your property's zoning designation. For additional assistance, contact the Development Services and Zoning Division at (941) 932-9400 and speak with a City Planner. You will need to provide the property address, property owner's name, or parcel identification number.

Residential Districts

- R-1 Single Family
- R-2 Two Family
- R-3 Multi Family
- R-4 Mobile Home
- T3 Sub-Urban



R-1 Single Family

This district is designed to permit low density single family development.

Permitted Uses

Dock/Pier; Home Occupation; Single Family Dwelling

Allowable Uses Requiring a Special Use Permit

Cultural; Daycare Center; Educational; Mortuary/Crematory; Public Facility/Park

Development Standards

Density: 6 units/acre max.

Setbacks: Principal bldg-Front=20ft min. Side=8ft min. Rear=20ft min. Accessory bldg-Side=5ft. Rear=5ft

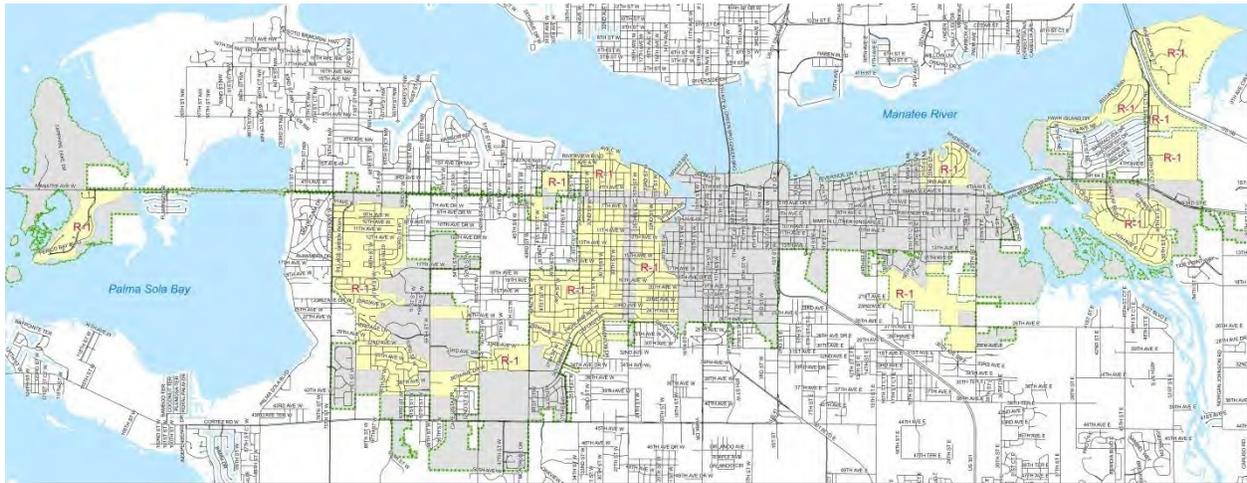
Lot Width: 50ft min.

Lot Area: One unit=7,200sf min.

Building Height: 35ft max

Dwelling Unit Size: One unit=1,500sf min.

Impervious Surface: 50% max.



R-2 Two Family

This district is designed to permit moderate density residential development consisting of both single family and two family dwellings.

Permitted Uses

Dock/Pier; Garage/Accessory Unit; Home Occupation; Single Family Dwelling; Two Family Dwelling (Duplex)

Allowable Uses Requiring a Special Use Permit

Cultural; Daycare Center; Educational; Group Care Home; Mortuary/Crematory; Nursing Home; Public Facility/Park; Religious Facility

Development Standards

Density: 10 units/acre max.

Setbacks: Principal bldg-Front=20ft min. Side=8ft min. Rear=20ft min. Accessory bldg-Side=5ft. Rear=5ft

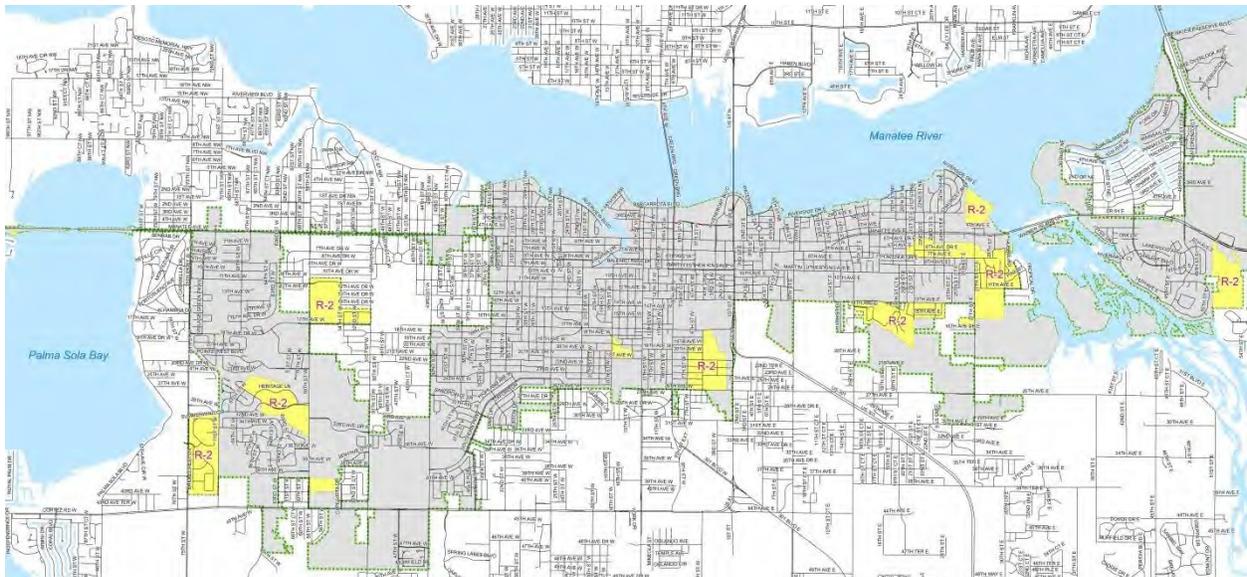
Lot Width: 50ft min.

Lot Area: One unit=6,500sf min. Two units=8,500sf min.

Building Height: 35ft max

Dwelling Unit Size: One unit=800sf min. Two units=1,500sf min.

Impervious Surface: 60% max.



R-3 Multi Family

This district is designed to permit high density multiple family residential development.

Permitted Uses

Dock/Pier; Garage/Accessory Unit; Home Occupation; Multi Family Dwelling; Single Family Dwelling; Two Family Dwelling (Duplex)

Allowable Uses Requiring a Special Use Permit

Bed & Breakfast; Boarding House; Cultural; Daycare Center; Educational; Group Care Facility; Group Care Home; Hospital; Mortuary/Crematory; Nursing Home; Public Facility/Park; Religious Facility

Development Standards

Density: 15 units/acre max.

Setbacks: Principal bldg-Front=20ft min. Side=8ft min. Rear=20ft min. Accessory bldg-Side=5ft. Rear=5ft

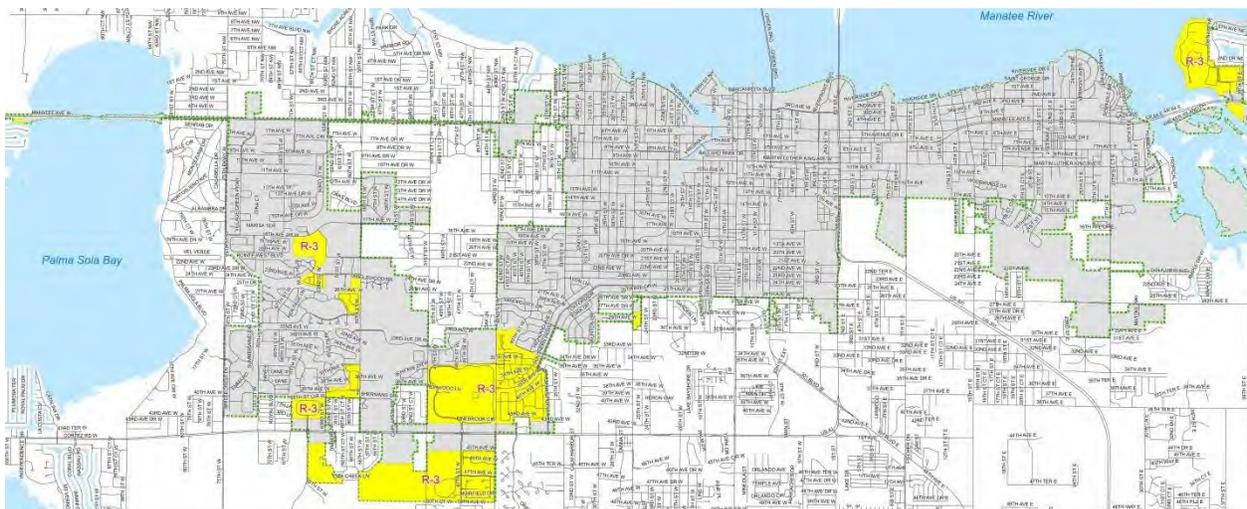
Lot Width: 50ft min.

Lot Area: One unit=5,000sf min. Two units=6,000sf min. Three units=7,000sf min.

Building Height: 45ft max

Dwelling Unit Size: One unit=800sf min. Two units=1,200sf min. Three or more units=700sf min

Impervious Surface: 70% max.



R-4 Mobile Home

This district is designed to provide for new mobile home developments and the redevelopment of existing mobile home parks.

Permitted Uses

Dock/Pier; Single Family Dwelling

Allowable Uses Requiring a Special Use Permit

Cultural; Educational; Group Care Home; Hospital; Mortuary/Crematory; Public Facility/Park; Religious Facilities

Development Standards

Density: 15 units/acre max

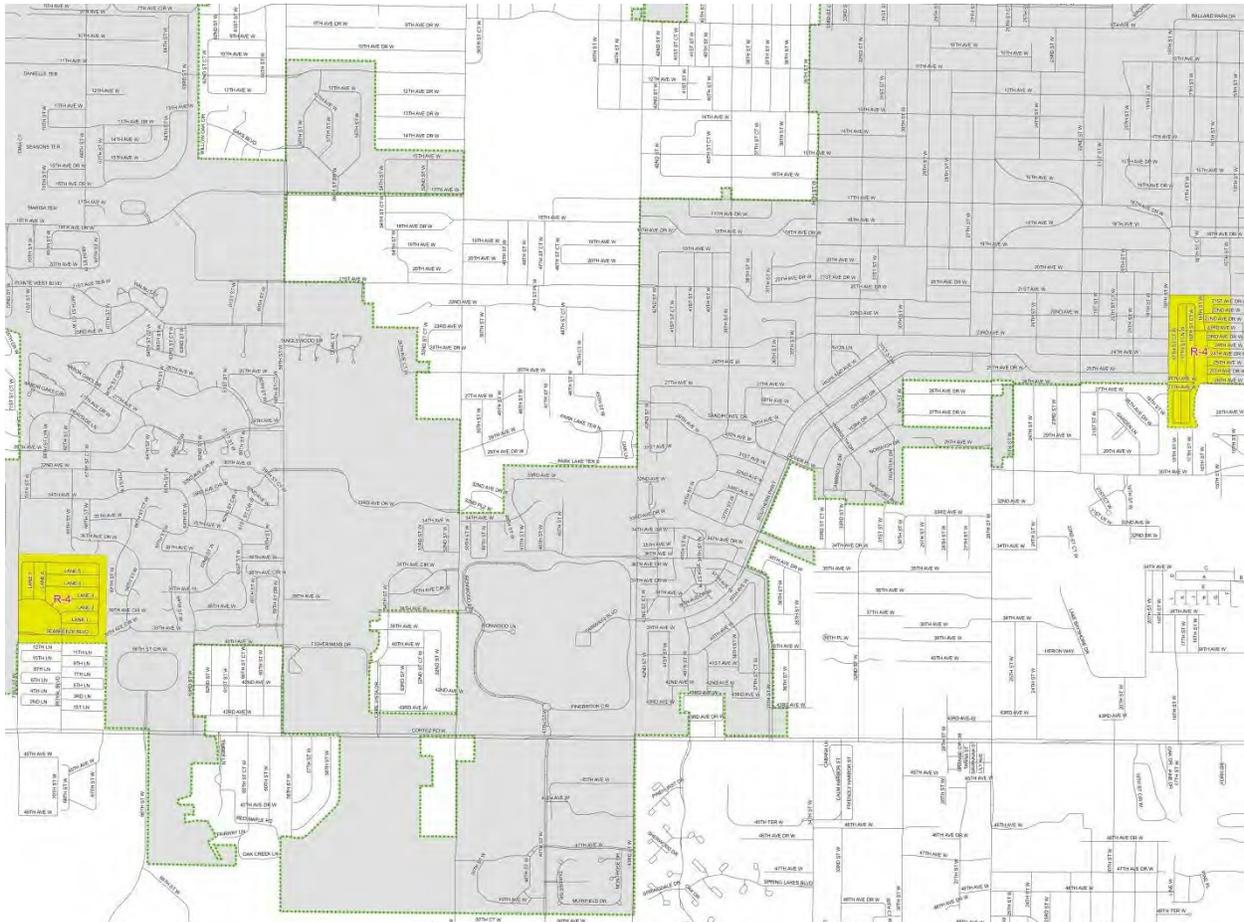
Setbacks: Principal bldg-Front=5ft min. Side=5ft min. Rear=5ft min. Accessory bldg-Side=5ft. Rear=5ft

Lot Width: 35ft min.

Lot Area: 3,000sf min. Dwelling

Unit Size: 400sf min.

Impervious Surface: 70% max.



T3 Sub Urban

This transect consists of low density residential areas, adjacent to higher density zones that are mixed use.

Permitted Uses

Accessory Unit; Fountain or Public Art; Greenhouse <200sf; Playground; Single Family Detached

Allowable Uses Requiring a Special Use Permit

Bed & Breakfast (up to 6 rooms); Cemetery; Childcare Center; Educational; Electric Substation; Fire Station; Police Station; Religious Assembly; School Dorms; Schools,

Development Standards

Density/Intensity: Determined by underlying Future Land Use designation

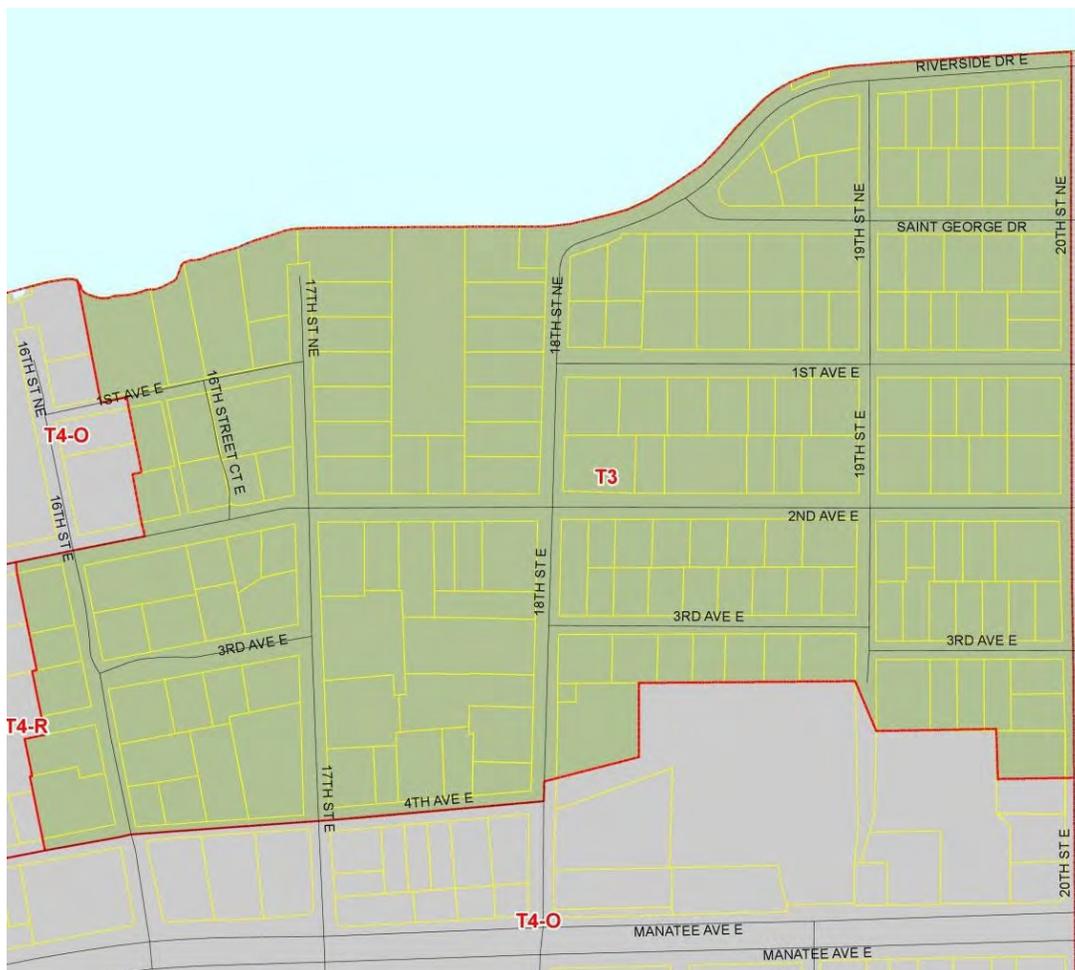
Building Height: Principal building=2.5 stories max. Outbuilding=2.5 stories max.

Setbacks: Principal building-Front=14ft min. Side=6ft min. Rear=12ft min. Outbuilding-Front=20ft+bldg setback.

Side=5ft. Rear=5ft

Lot Width: 50ft min.

Lot Coverage: 60% max.



Commercial Districts

- SCC Suburban Commercial Corridor
- UCC Urban Commercial Corridor



SCC Suburban Commercial Corridor

This district is designed to permit the development of commercial areas along major highways in predominantly developed areas and is intended to meet the needs of motorists and other consumers through the provision of automobile-oriented commercial development.

Permitted Uses

Auto Sales/Rental; Automotive Specialty; Business/Domestic Service; Business Training Schools; Café/Sidewalk Café<20 seats; Catering; Comparison Goods; Construction Services; Dock and Piers; Dorms; Dwelling Unit within Principal Building; Health Services; Marine Establishment; Modular Newsracks; Mortuaries/Funeral Homes/Crematories; Parking Lot/Garage; Non-Medical Office; Personal Service; Plant Nurseries; Private Events; Public Transportation Terminal; Religious Establishments; Seasonal Sales; Secondhand Stores; Storage Establishments; Shopping Center Restaurants; Testing Laboratories; Take Out/Delivery/Drive-Thru; Veterinarian/Animal Hospital

Allowable Uses Requiring a Special Use Permit

Adult Entertainment; Auction House; Bed & Breakfast; Boarding House; Building Materials; Car Wash; Cemeteries; Clubs; Communication Tower; Convenience/Grocery/Drug Stores; Cultural; Daycare Centers; Educational; Farm/Marine Supplies; Free Standing Ice Vending Machine; Group Care Facility; Group Care Home; Heating and Fueling Heliports; Hospital; Hotels; Ice Plant; Indoor Entertainment; Kennels/Animal Boarding; Laundry/Dry Cleaning Plant; Light Manufacturing; Lounges/Bars; Motels; Nursing Home; Outdoor Entertainment; Parks; Public Facilities; Restaurants over 20 seats; Schools, Public & Private; Service Station/Repair; Social Service Establishment; Wholesale

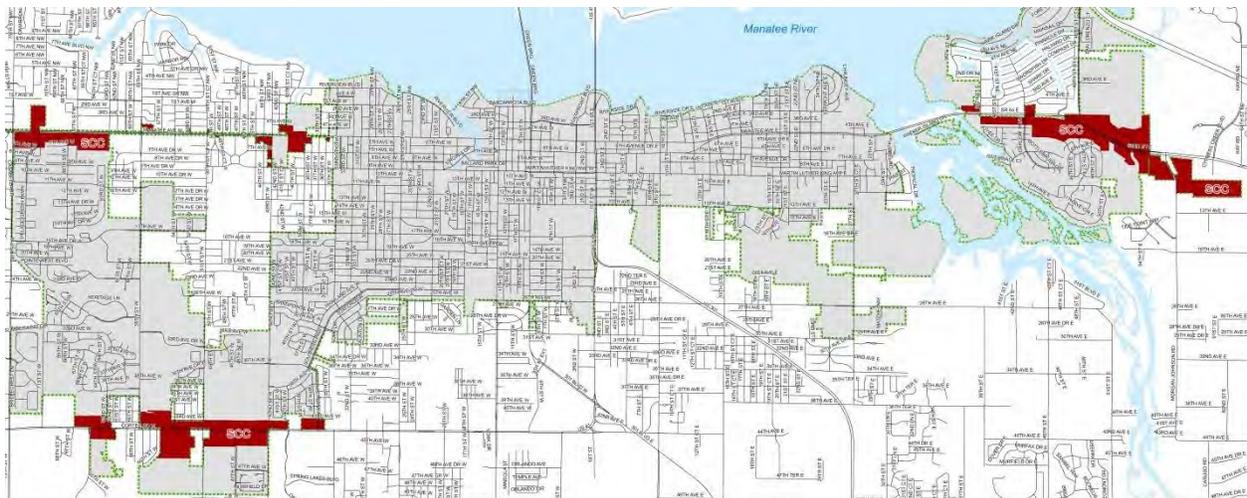
Development Standards

Floor Area Ratio (FAR): 0.5 max

Building Height: 35ft max. or 2 stories max.

Setbacks: Front=35ft. Side=10ft. Rear=25ft. (Side or Rear if adjacent to a Residential zoning district=35ft)

Accessory Structure: Side=10ft. Rear=10ft.



UCC Urban Commercial Corridor

This district is designed as a transitional zone between downtown and heavy commercial uses and is intended for a mix of pedestrian oriented office/commercial uses.

Permitted Uses

Business/Domestic Service; Business Training Schools; Café/Sidewalk Café<20 seats; Catering; Comparison Goods; Docks & Piers; Dwelling Unit within Principal Building; Health Services; Mixed Use/Home Occupation; Modular Newsracks; Mortuaries/Funeral Homes/Crematories; Non-Medical Office; Parking Lot/Garage; Personal Service; Private Events; Religious Establishments; Seasonal Sales; Secondhand Stores; Shopping Center Restaurant; Single Family Dwelling; Storage Establishments; Takeout/Delivery/Drive-Thru; Veterinarian/Animal Hospital

Allowable Uses Requiring a Special Use Permit

Adult Entertainment; Auction House; Automotive Specialty; Auto Sales/Repair; Bed & Breakfast; Boarding Houses; Building Materials; Car Wash; Cemeteries; Clubs; Communication Tower; Construction Services; Convenience/Grocery/Drug Stores; Cultural; Daycare Centers; Dorms; Educational; Farm/Marine Supplies; Group Care Facilities; Group Care Homes; Heliports; Hospitals; Hotels; Ice Plant; Indoor Entertainment Kennels/Animal Boarding; Laboratories; Light Manufacturing; Lounges/Bars; Marinas; Marine Establishments; Motels; Nursing Homes; Outdoor Entertainment; Parks; Plant Nurseries; Public Transportation Terminal; Restaurants over 20 seats; Schools, Public & Private; Service Station/Repair; Social Service Establishments; Testing Public Facilities

Development Standards

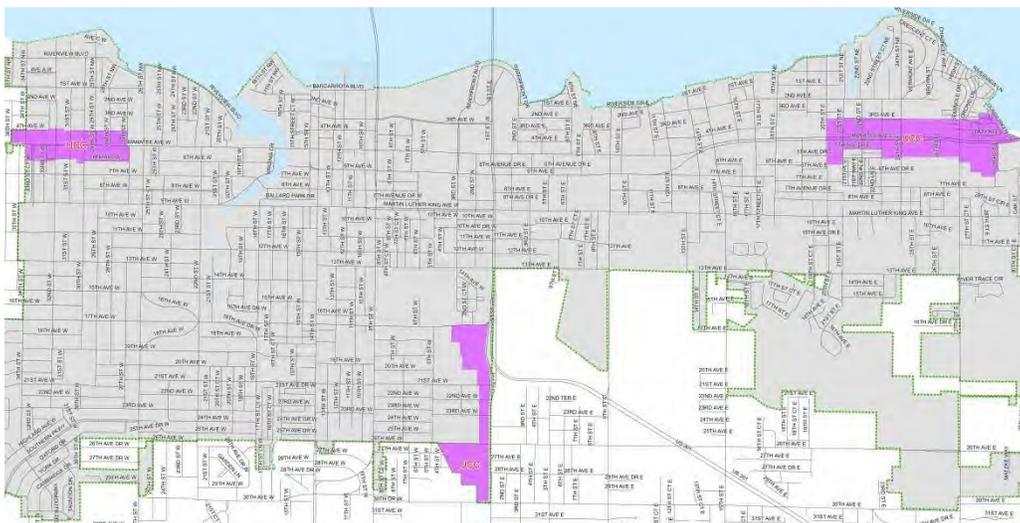
Floor Area Ratio (FAR): 0.5 max.

Residential Density (where permitted): 10 units/acre max.

Building Height: 35ft max. or 2 stories max.

Setbacks: Front=20ft. Side=10ft. Rear=15ft. (Side or Rear if adjacent to a Residential zoning district=35ft)

Accessory Structure: Side=10ft. Rear=10ft.



I Industrial District

This district is designed to permit wholesale and storage establishments and industrial complexes in predominantly developed areas where compatible with surrounding land uses and is intended for use in areas with sites sufficiently large to accommodate industries, their ancillary facilities, parking and buffers.

Permitted Uses

Automotive Specialty; Auto Sales/Rental; Building Materials; Car Wash; Construction Services; Docks & Piers; Farm/Marine Supplies; Group Care Facilities; Heating and Fueling; Ice Plant; Laundry/Dry Cleaning Plant; Light Manufacturing; Marinas; Marine Establishments; Modular Newsracks; Non-Medical Office; Parking Lot/Garage; Plant Nurseries; Private Events; Public Transportation Terminal; Service Station/Repair; Storage Establishments; Testing Laboratories; Wholesale; Veterinarian/Animal Hospital

Allowable Uses Requiring a Special Use Permit

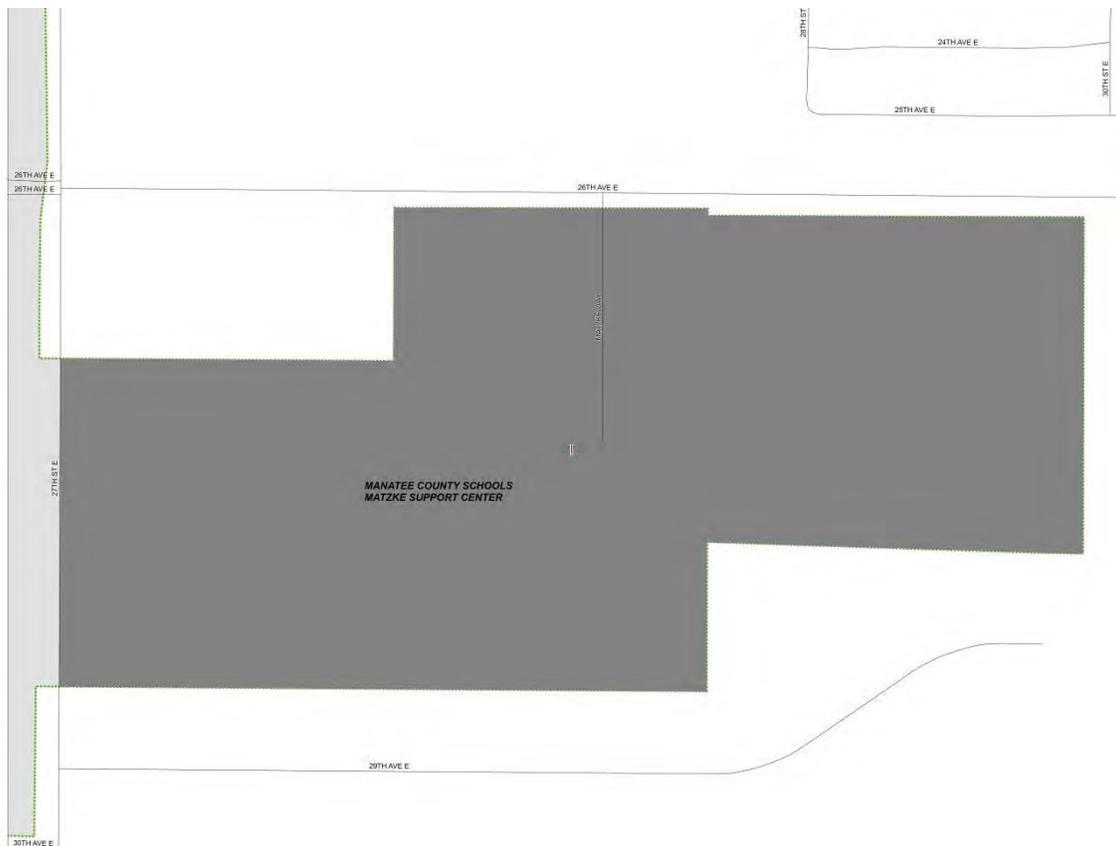
Parks; Motor Freight Terminals; Heliports; Communication Towers; Heavy Manufacturing; Public Facilities; Convenience/Grocery/Drug Store; Catering; Kennels/Animal Boarding;

Development Standards

Floor Area Ratio (FAR): 1.0 max.

Building Height: 45ft max. or 4 stories max.

Setbacks: Front=25ft. Side=20ft. Rear=25ft. (Side or Rear if adjacent to a Residential zoning district=35ft) Accessory Structure: Side=10ft. Rear=10ft.



Mixed-Use Districts

- UV Urban Village
- T4-R General Urban Restricted
- T4-O General Urban Open
- T5 Urban Center
- T6 Urban Core



UV Urban Village

This district is designed to facilitate continued use of already developed high density residential development and to provide for a compact, mixed-use, center of activity with neighborhood and community serving uses at a pedestrian scale and character.

Permitted Uses

Bed & Breakfast; Business/Domestic Service; Business Training Schools; Café/Sidewalk Café <20 seats; Comparison Goods; Cultural; Dwelling Unit within Principal Building; Garage Apartment; Health Services; Mixed Use/Home Occupation; Modular Newsrack; Multifamily Dwellings; Non-Medical Office; Parking Lot/Garage; Parks; Personal Service; Private Events; Restaurants over 20 seats; Single Family Dwelling

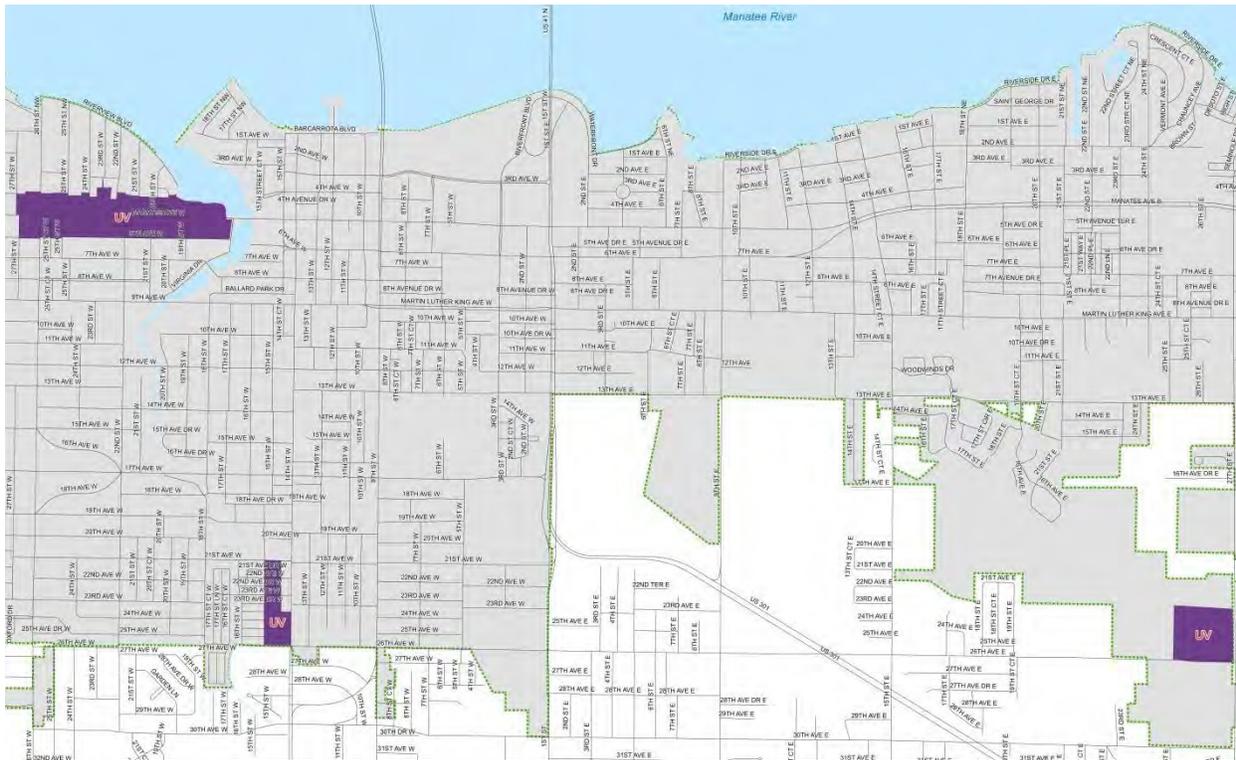
Allowable Uses Requiring a Special Use Permit

Auction Houses; Convenience/Grocery/Drug Stores; Clubs; Daycare Centers; Educational; Indoor Entertainment; Hotels; Lounges/Bars; Mortuaries/Funeral Homes/Crematories; Outdoor Entertainment; Public Facilities; Public Transportation Terminal; Schools, Public & Private; Service Station; Takeout/Delivery/Drive-Thru;

Development Standards

Development on Arterial Roads: Floor Area Ratio (FAR): 0.7 max. Residential Density: 25 units/acre max. Building Height: 60ft max. or 5 stories max. Setbacks: Front=5ft. Side=0ft. Rear=0ft.

Development on Non-Arterial Roads: Floor Area Ratio (FAR): 0.7 max. Residential Density: 25 units/acre max. Building Height: 35ft max. or 3 stories max. Setbacks: Front=10ft. Side=5ft. Rear=15ft.



T4-R General Urban Restricted

This transect consist of mixed-use, but primarily residential urban fabric. The intent of this transect is to provide a variety of housing choices, in small-to-medium footprint, medium density building types, which reinforce the walkable nature of the neighborhood.

Permitted Uses

Accessory Unit; Bed & Breakfast (up to 6 rooms); Fountain or Public Art; Greenhouse <200sf; Library; Live-Work Unit; Medical Clinic; Multifamily; Playground; School Dorm; Single Family Attached (Townhouse/Rowhouse); Single Family Detached; Single Family Semi-Detached (Duplex); Surface Parking Lot; Veterinary Clinic

Allowable Uses Requiring a Special Use Permit

Boarding House; Cemetery; Childcare Center; Club; Educational; Electric Substation; Fire Station; Inn (up to 10 rooms); Marina; Police Station; Religious Assembly; Schools, Public & Private; Special Events

Development Standards

Density/Intensity: Determined by underlying Future Land Use designation

Building Height: Principal building=2.5 stories max. Outbuilding=2.5 stories max.

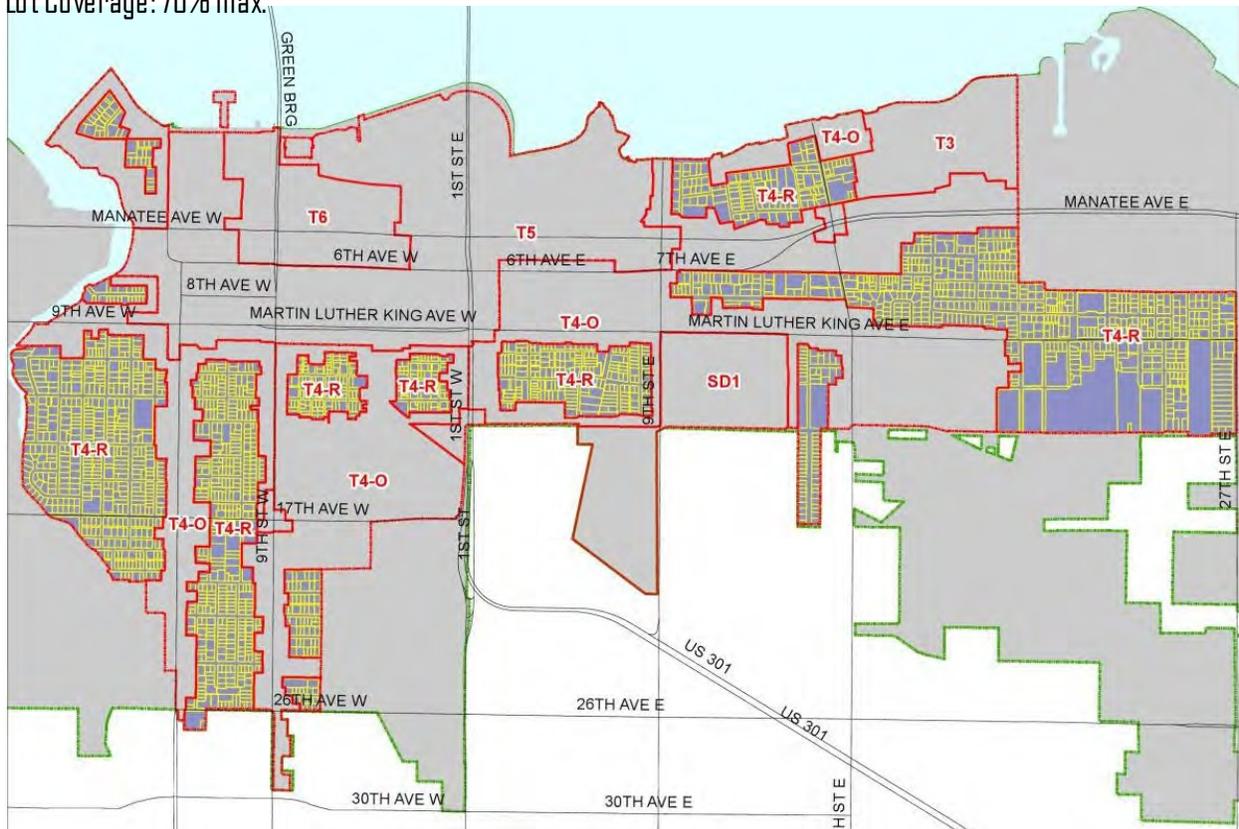
Setbacks: Principal building-Front=8ft min. Side=0ft Townhouses/5 ft. detached. min. Rear=5ft.

Outbuilding-Front=20ft+bldg setback.

Side=0ft. Rear=5ft

Lot Width: 18ft min.

Lot Coverage: 70% max.



T5 Urban Center

This transect consist of higher density mixed-use buildings that accommodate retail, offices, rowhouses, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree plantings, and buildings set close to the sidewalks.

Permitted Uses

Accessory Unit; Bed & Breakfast (up to 6 rooms); Business Training Schools; Café/Sidewalk Café<20 seats; Display Gallery; Fire Station; Fountain or Public Art; Funeral Home; Hotel (no room limit); Kiosk; Library; Live Theater; Live-Work Unit; Medical Clinic; Movie Theater; Multifamily; Office Building; Parking Lot/Garage; Playground; Police Station; Restaurant; Retail Building; School Dorm; Single Family Attached (Townhouse/Rowhouse); Single Family Detached; Single Family Semi-Detached (Duplex); Surface Parking Lot; Veterinary Clinic.

Allowable Uses Requiring a Special Use Permit

Auto Sales/Rental; Automotive Specialty; Boarding House; Cemetery; Childcare Center; College; Conference Center; Convention Center; Cultural; Drive-Thru Facility; Educational; Electric Substation; Exhibition Hall; Hospital; Ice Plant; Indoor Amusement Center; Laboratory Facility; Light Industrial Facility; Lounge; Marina; Outdoor Amusement Center; Passenger Terminal; Push Cart; Schools, Public & Private; Service Station/Repair; Special Events; Sports Stadium; Wireless Transmitter.

Development Standards

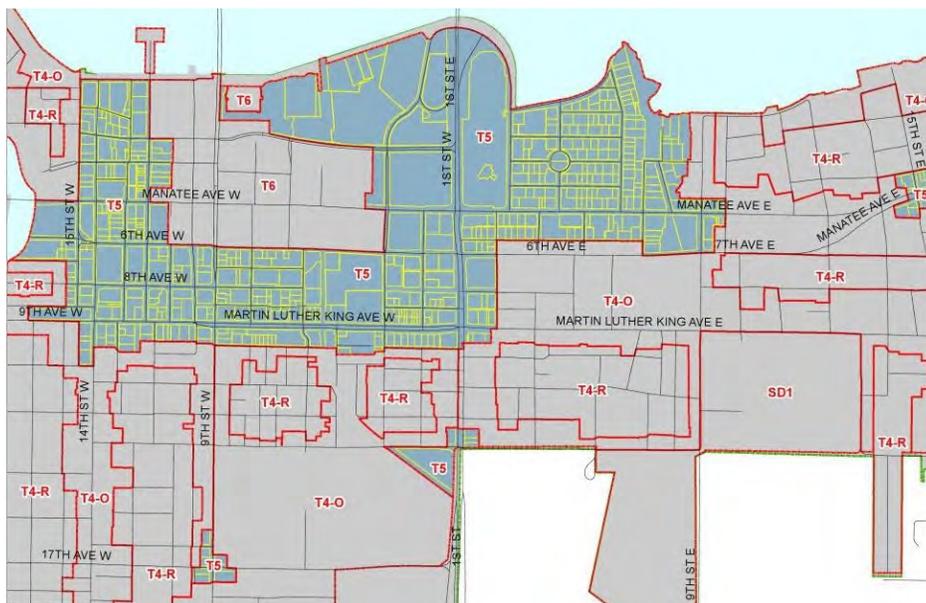
Density/Intensity: Determined by underlying Future Land Use designation

Building Height: Principal building=5 stories max. Outbuilding=2 stories max.

Setbacks: Principal building-Front=0ft min. Side=0ft min. Rear=3ft. Outbuilding-Front=40ft from rear prop line. Side=0ft. Rear=3ft

Lot Width: 18ft min.

Lot Coverage: 80% max.



T6 Urban Core

This transect 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 plantings, and buildings set close to the sidewalks.

Permitted Uses

Business Training Schools; Café/Sidewalk Café<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; Multifamily; Museum; Office Building; Outdoor Auditorium; Parking Lot/Garage; Playground; Police Station; Restaurant; Retail Building; School Dorm; Single Family Attached (Townhouse/Rowhouse); Surface Parking Lot

Allowable Uses Requiring a Special Use Permit

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

Development Standards

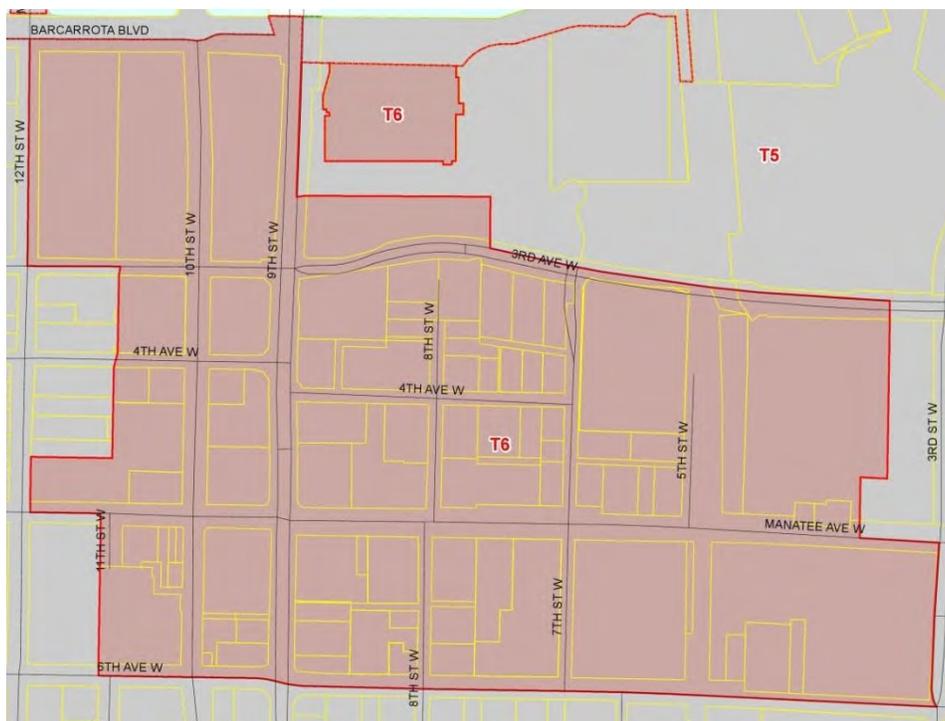
Density/Intensity: Determined by underlying Future Land Use designation

Building Height: Principal building=8 stories max.

Setbacks: Principal building-Front=0ft min. Side=0ft min. Rear=0ft.

Lot Width: 18ft min.

Lot Coverage: 90% max.



District Overlays

- Historic District Overlay
- Antiques District Overlay
- Village of the Arts District Overlay
- Planned Development Projects (PDP)



Historic District Overlay

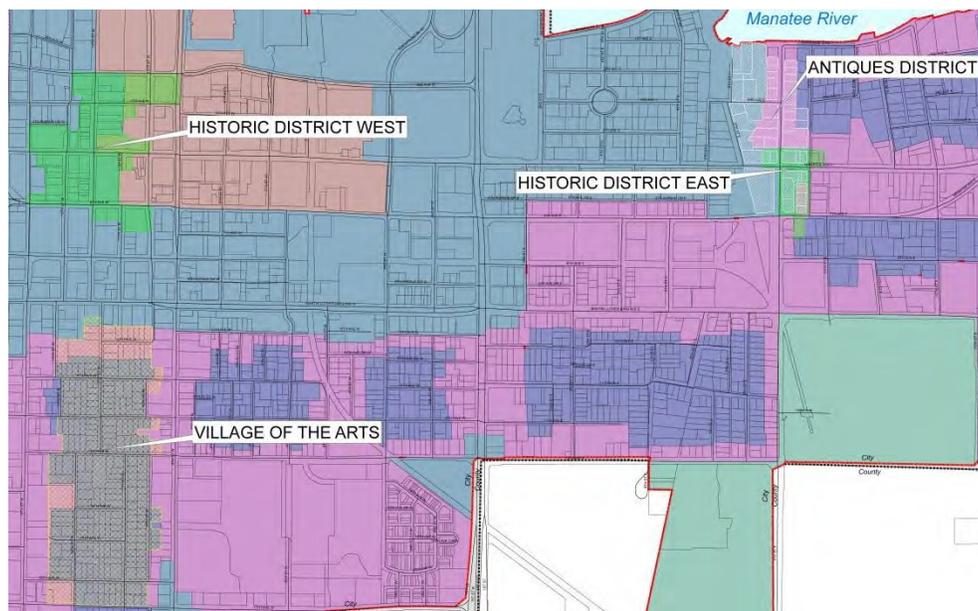
There are two Historic Districts in the City of Bradenton, as well as many scattered historic buildings located outside of these Historic Districts listed on the Florida Master Site File that are subject to additional review and standards. Proposed construction, uses, and other activities are reviewed by the City and may require a Certificate of Appropriateness related to their compatibility with, and impact upon these Historic Districts, buildings, and resources. For more information on the Historic District Overlay, review Section 4.15 of the [Form-Based Code](#).

Antiques District Overlay

The purpose of this overlay is to encourage appropriate home occupation and home business uses oriented toward, or supporting an antique collectibles theme with an underlying environment of historic and artistic themes contributing to a desirable mixed-use character. Any proposed home occupation or home business use related and contributing directly to an antiques-oriented theme may be approved administratively if the proposed use meets and complies with the minimum development standards. The City may consult with residents and business owners in the district to make such a determination. Additional standards may be required for approval, depending on the type of home occupation or home business proposed. For more information on the Antiques District Overlay, review Section 4.15 of the [Form-Based Code](#).

Village of the Arts District Overlay

The purpose of this overlay is to encourage a desired mix of appropriate home occupation and home business uses oriented toward, or supporting a visual or cultural arts theme while maintaining the residential character of the underlying residential neighborhoods. Any proposed home occupation or home business use related and contributing directly to an arts theme may be approved administratively if the proposed use meets and complies with the minimum development standard. The City may consult with residents and business owners within the district to make such a determination. Additional standards may be required for approval, depending on the type of home occupation or home business proposed. For more information on the Village of the Arts District Overlay, review Section 4.15 of the [Form-Based Code](#).



Planned Development Projects (PDP)

Planned Development Projects (PDP) allow developers maximum flexibility in designing higher quality, more innovative residential, commercial, or industrial projects that might not otherwise be permitted through the Land Use Regulations. To be eligible for PDP consideration, the proposed development should:

- Be at least one acre in total area, unless the PCD Director has determined that a smaller property could provide a beneficial contribution to the City or surrounding neighborhood. More than one lot of record may be proposed as part of a PDP, including non-contiguous lots of record within the same Comprehensive Plan Neighborhood, subject to PCD approval.
- Generally exceed the standards contained in the LURs. Any PDP proposing a reduction of required standards must include findings provided by the applicant for justifying the reductions.
- Be reviewed by the PCD Director, Public Works and Fire Departments as part of a pre-application meeting, to discuss the concept of the proposed development and procedural requirements.

PDPs districts are allowed within the R-1, R-2, R-3, R-4, UCC, SCC, UV, P, and I zoning districts only. Please contact the Development Services & Zoning division for more information on Planned Development Projects.

Dther Zoning Regulations

- Signage
- Fences
- Parking
- Accessory Structures

Signage

The City of Bradenton signage standards are intended to preserve and enhance the City as a desirable community in which to live, visit, and do business. Standards for type, size, and placement of signage can be found in both the [Land Use Regulations](#) and the [Form-Based Code](#), depending on the zoning district. Sign regulations can be unique to each zoning district, so the standards that may apply for signs in the UCC district may not apply in the UV district.

Land Use Regulations

Signage standards for zoning districts R-1, R-2, R-3, and R-4:

- Signs for identification of multi-family buildings and residential developments limited to one ground sign or two wall signs per project entrance, not to exceed 32 square feet.
- Temporary signs for construction or advertising of future improvements may be initially installed for no longer than twelve (12) months with one, twelve (12) month extension. For multi-phased projects, each project phase shall be allowed a separate 24 month schedule; however, subsequent signage shall identify the specific project phase for which it is allowed. Such signs are limited to two per project, not to exceed 32 square feet. Permits are required.
- Signs for home businesses and home occupations are limited to six square feet, unless otherwise superseded elsewhere in these LURs, or stipulated in the Special Use Permit.
- All other signs not indicated above over six square feet in size are not permitted for individual single-family or two-family buildings.

Signage standards for zoning districts UV, SCC, UCC, P and I:

<p>SHOPPING CENTER SIGNS</p> 	<p>UV Zoning District: <u>Amount:</u> 1 sign or 1 sign/arterial street frontage max. <u>Sign Height:</u> 10ft max. <u>Sign Area:</u> 16sf for the first 50ft of lot frontage, 1:1 ratio thereafter not to exceed 32sf.</p>	<p>SCC, UCC, P and I Zoning Districts: <u>Amount:</u> 1 sign or 1 sign/arterial street frontage max. <u>Sign Height:</u> 35ft max. <u>Sign Area:</u> 32sf for the first 50ft of lot frontage, 1:1 ratio thereafter not to exceed 300sf.</p>
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<p>MONUMENT/GROUND SIGNS</p> 	<p>UV Zoning District: <u>Amount:</u> 1 max <u>Sign Height:</u> 10ft max <u>Sign Area:</u> 16sf for the first 50ft of lot frontage, 1:1 ratio thereafter not to exceed 32sf.</p>	<p>SCC, UCC, P and I Zoning Districts: <u>Amount:</u> 1 max <u>Sign Height:</u> 25ft max <u>Sign Area:</u> 24sf for the first 50ft of lot frontage, 1:1 ratio thereafter not to exceed 48sf.</p>
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<p>POLE SIGNS</p> 	<p>UV Zoning District:</p> <p>Not permitted in this district</p>	<p>SCC, UCC, P and I Zoning Districts:</p> <p><u>Amount:</u> 1 max <u>Height:</u> 25ft max <u>Sign Area:</u> 24sf for the first 50ft of lot frontage, 1:1 ratio thereafter not to exceed 48sf.</p>
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<p>WALL SIGNS</p> 	<p>UV Zoning District:</p> <p><u>Amount:</u> 1 sign/each side of building visible from street <u>Sign Area:</u> 2sf/linear foot of side of building not to exceed 60sf. Building with 4 stories or more can add 20sf for every floor above 3.</p>	<p>SCC, UCC, P and I Zoning Districts:</p> <p><u>Amount:</u> 1 sign/each side of building visible from street <u>Sign Area:</u> 2sf/linear foot of side of building not to exceed 90sf. Additional 10sf of sign area allowed for every 10ft of setback beyond the required 35ft setback.</p>
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<p>PROJECTING SIGNS</p> 	<p>UV Zoning District:</p> <p><u>Amount:</u> 1 max. <u>Sign Height:</u> Lowest horizontal member of projecting sign must be minimum 9ft above sidewalk. Sign cannot extend within 2ft of street. <u>Sign Area:</u> 2sf/linear foot of business frontage not to exceed 12sf.</p>	<p>SCC, UCC, P and I Zoning Districts:</p> <p><u>Amount:</u> 1 max. <u>Sign Height:</u> Lowest horizontal member of projecting sign must be minimum 9ft above sidewalk. Sign cannot extend within 2ft of street. <u>Sign Area:</u> 2sf/5 linear feet of business frontage not to exceed 32sf.</p>
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<p>MARQUEE SIGNS</p> 	<p>UV, SCC, UCC, P and I Zoning Districts:</p> <p><u>Amount:</u> 1 max. <u>Sign Area:</u> 2sf/linear foot of business frontage * The sign shall not extend above or below the marquee. Marquee signs, including signs affixed to the bottom thereof, shall not extend within 2 feet of a vehicular travel way, and shall not extend over a public right-of-way</p>
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<p>AWNING SIGNS</p> 	<p>UV, SCC, UCC, P and I Zoning Districts:</p> <p><u>Amount:</u> 1 max. <u>Sign Height:</u> Lowest horizontal member of awning signs must be minimum 9ft above sidewalk. <u>Sign Area:</u> Copy area (or sign content) of awning not to exceed 50% of awning surface.</p>
--	--

<p>SIDEWALK SIGNS</p> 	<p>UV, SCC, UCC, P and I Zoning Districts: <u>Amount:</u> 1 max. In Shopping Centers, signs must be located in front of business for which it is advertising. <u>Sign Area:</u> 4sf each side for mounted signs. 8sf for each side of a bi-fold (A-frame) sign.</p>
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<p>REAL ESTATE SIGNS</p> 	<p>UV, SCC, UCC, P and I Zoning Districts: <u>Amount:</u> 1 sign/300ft of frontage. <u>Sign Height:</u> 25ft max. <u>Sign Area:</u> 6sf/50ft of total frontage not to exceed 32 ft.</p>
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Form-Based Code

General signage standards for zoning transect T3:

- Signage shall not be illuminated.

General signage standards for zoning transects T4-R, T4-O, T5 and T6:

- Externally illuminated signage must be shielded to prevent glare or nuisance beyond the property line. Backlighting (or haloing) with light-emitting diodes (LED) for signs that use singular opaque characters is allowed.
- Where allowed, internally illuminated signage must be lit using light-emitting diodes (LED) or fluorescent light sources exclusively.
- Signage within the shopfront glazing may be neon lit.

Specific signage standards for zoning transects T3 and T4-R:

- One projecting sign for each business may be permanently installed perpendicular to the Facade within the first layer. Such a sign shall not exceed a total of 4 square feet and shall clear 9 feet above the Sidewalk.

Specific signage standards for zoning transects T4-O, T5, and T6:

<p>PROJECTING SIGNS</p> 	<p>T4-O, T5, and T6 Zoning Transects: Sign not to exceed 6sf/each separate business entrance. May be attached to and should be perpendicular to the facade, and lowest horizontal member of sign must be a minimum 9ft above the sidewalk.</p>
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<p>WALL SIGNS</p> 	<p>T4-0 and T5 Zoning Transects: Maximum of 1 sign/façade visible from street with a maximum area of 2sf/linear foot of the side of the building on which the sign is to be placed, not to exceed 60sf and 3 feet in height.</p>	<p>T6 Zoning Transect: Maximum of 1 sign/façade visible from street with a maximum area of 2sf/linear foot of the side of the building on which the sign is to be placed, not to exceed 60sf. Buildings four stories and above, add an additional 20sf for each floor lying above the third story, excluding the stories above the location of the sign.</p>
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<p>MONUMENT/GROUND SIGNS</p> 	<p>T4-0 and T5 Zoning Transects: Maximum 1 sign/lot that exceeds 30ft in width. Ground Signs may not exceed 50sf and 10ft in height.</p>	<p>T6 Zoning Transect: Not permitted in this transect.</p>
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<p>ELECTRONIC MESSAGE SIGNS</p> 	<p>T4-0 and T5 Zoning Transects: Electronic Message Signs may be allowed in conjunction with permitted signs only in office, commercial, or institutional areas upon administrative approval by the PCO Director in regard to location, size, and compatibility. The following standards shall apply to all Electronic Message Signs:</p> <ul style="list-style-type: none"> ▪ Maximum one (1) electronic message sign. ▪ Messages or information shall not be changed more than one time in a fifteen (15) second period. ▪ Signs shall have an automatic dimmer and a photo cell sensor to adjust illumination intensity. ▪ Signs shall not exceed a maximum illumination of 7,500 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits between dusk and dawn. 	<p>T6 Zoning Transect: Not permitted in this transect.</p>
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<p>SIDEWALK SIGNS</p> 	<p>T4-0, T5 and T6 Zoning Transects: Amount: 1 max. In Shopping Centers, signs must be located in front of business for which it is advertising. Sign Area: 4sf each side for mounted signs. 8sf for each side of a bi-fold (A-frame) sign.</p>
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Prohibited Signs

There are several sign types that are prohibited in the City of Bradenton. These signs cannot be erected or displayed.

Prohibited signs include:



Other prohibited signs include:

- Revolving, flashing or animated signs
- Roof signs
- Projecting signs, when projecting in excess of 18" from the primary structure
- Non-MCAT bench signs
- Signs that emit a sound or substance
- Signs that obstruct the view of any official traffic device or sign
- Signs in the public right-of-way
- Signs other than a traffic sign with the words "stop" or "danger"
- Signs prohibited by state or federal law
- Vehicles used as a sign
- Signs located on real property without the consent of the owner
- Beacons
- Intermittent signs
- Portable signs
- Signs painted on seawalls
- Spectacular signs
- Changeable copy signs
- Vehicle mounted signs
- Computerized signs

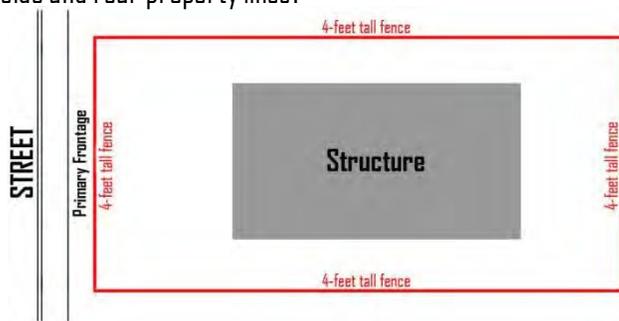
Fences

Fences on Residential Property:

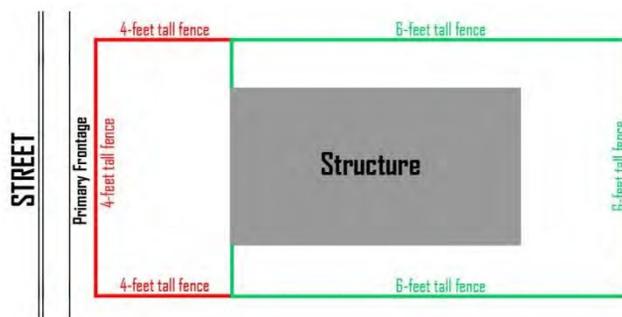
Materials – Fences made with wood, vinyl, PVC, chain-link, iron are allowed on residential properties. Prohibited fence material include barbed wire, chicken wire, cloth, nylon, PVC pipe, corrugated materials, glass, spikes, and electric fences are prohibited on residential properties. Fence materials must be generally compatible with surrounding properties.

Height and Placement - Fences may be permitted along property lines if they meet the following height and placement requirements. Fences taller than 6ft are not permitted. Fences are permitted within an easement, provided the owner signs an affidavit for the City or public utility to use the easement and the property owner will remove the fence at his/her expense, if necessary.

- 4ft tall fences are allowed along the front, side and rear property lines:



- 6ft tall fences are allowed along the side and rear property lines. 6ft tall fences along the front property line must be setback 25ft from the front property line and/or cannot exceed the front of the house:



- 6ft tall fences are allowed along the side property lines on corner lots. 6ft tall fences along the primary front (i.e. where the front door is located) property line must be setback 25ft from the front property line and/or cannot exceed the front of the house. 6ft tall fences along the secondary front property line must be setback half the distance from the secondary front property line to the house, and may not be installed between the structure and the right-of-way.

Fences on Non-Residential Property:

Materials – Fences made with wood, vinyl, PVC, chain-link, iron are allowed on non-residential properties. Fences made with barbed wire, chicken wire, cloth, nylon, PVC pipe, corrugated materials, glass, spikes or other similar materials, and electric fences are not permitted without City Council approval. City Council may also grant a variance on height in conjunction with a request for barbed wire or electric fence. Fence materials must be generally compatible with surrounding properties.

Height and Placement – Height and placement of fences for non-residential properties follow the same standards as residential properties. Fences taller than 6ft are not permitted without City Council approval. Fences are permitted within an easement, provided the owner signs an affidavit for the City or public utility to use the easement and the property owner will remove the fence at his/her expense, if necessary.

Parking

On-site parking shall be provided for each business, residence, institution or other land use in compliance with the Land Use Regulations and the Form-Based Code.

Type of Use	Parking Requirement
One, Two, and Multi Family Dwellings	2 spaces/dwelling unit, plus 1 space/10 multi-family units
Mobile Homes	1 space/dwelling
Dorms/Fraternity/Sorority Houses	1 space/2 residences based upon maximum capacity and 1 space/employee
Lodging/Boarding/Rooming House	1 space/sleeping room plus 1 space/resident manager
Stores including Service Establishments	1 space/200sf of building floor area for the first 10,000sf, plus 2 spaces/each additional 500sf
Offices	1 space/250sf of building floor area
Restaurants	1 space/3 seats based on maximum capacity
Takeout/Drive-Thru	1 space/50sf of building floor area
Catering Service	1 space/100sf of building floor area
Hotel or Motel	1 space/ unit plus 4 spaces/50 units, plus spaces as required for restaurants and other facilities.
Daycare Center	1 space/10 clients, plus 1 space/staff or faculty
Business Training School or High School	1 space/5 students, plus 1 space/staff or faculty
Elementary or Intermediate School	1 space/100 students, plus 1 space/staff or faculty
College or University	1 space/10 resident students plus 1space/5 commuter students, plus 1 space/staff or faculty
Cultural Facility	1 space/100sf of visitor floor area, plus 1 space/staff or faculty
Religious Establishment	1 space/3 seats based upon maximum capacity of place of assembly, plus 1 space/staff or faculty
Mortuaries/Funeral Homes/Crematories	1 space/3 seats based upon maximum capacity of place of assembly, plus 1 space/staff or faculty
Indoor Entertainment	1 per 3 visitors based on maximum capacity of assembly
Outdoor Entertainment	1 per participant based on maximum capacity of facility plus 1 per 3 seats based on maximum capacity
Automotive Uses	1.5 spaces/person employed on the premises plus spaces as required for offices, retail sales area and other plus facilities plus 1 space/4,500sf of vehicle sales display area
Public Transportation Terminal	1 space/person employed at the facility plus spaces as required for restaurants, retail sales and other facilities plus 1 space/100sf of terminal waiting area
Motor Freight Terminal	1.5 spaces/person employed on the largest shift
Marina	1 space/2 boat slips plus spaces as required for the restaurants, retail sales and other facilities
Heliport	1 space/employee plus 1 space/vehicle associated with heliport
Service and Equipment Establishments	1 space/person employed on the largest shift plus 1space/200sf of customer service or merchandise sales area
Kennel/Animal Shelters	1 space/person employed on the largest shift plus 1 space/200sf of customer service or merchandise sales area, plus 1 space/10 boarding units
Miniwarehouse	1 space/person employed on the largest shift plus 1 space/200sf of customer service or merchandise sales area, plus 1 space/10 storage units

Manufacturing	.7 space/person employed on the largest shift plus spaces needed for office use	
Hospital	1 space/3 beds based on maximum patient capacity, plus 1 space/staff member on largest shift	
Nursing Home	1 space/3 beds based on maximum patient capacity, plus 1 space/staff member on largest shift	
Health Services/Veterinarian/Animal Hospitals	1 space/examination room, plus 1 space/staff member on largest shift	
Group Care Homes or Facilities	1 space/6 beds plus 1 space/independent unit plus 1 space/20 clients	
ADA Handicap Spaces	Total Parking	Spaces Required
	1 to 100	1 space/25 typical
	101 to 150	5 spaces
	151 to 200	6
	201 to 300	7

Parking standards specific to zoning transect T3:

- Residential: 1.5 spaces/dwelling unit
- Lodging: 1.0 space/guest unit
- Office: 1.0 space/350sf
- Retail: 1.0 space/350sf
- Non-residential uses of less than 1,000sf shall not be required to provide off-street parking.

Parking standards specific to zoning transect T4-R:

- Residential: 1 space/dwelling unit
- Lodging: 0.5 space/guest unit
- Office: 1.0 space/500sf
- Retail: 1.0 space/500sf
- On-street parking along the corresponding frontage lines touching the adjacent sidewalk to the property shall be counted toward fulfilling the parking requirements.
- Within 800ft of the Downtown Bus Transfer Facility or a stop that services two or more bus lines, on-site parking is not required.
- Parking spaces may be located in a parking lot or parking garage up to 1,320ft away from the building.

Parking standards specific to zoning transect T4-O, T5 and T6:

- Residential: 1 space/dwelling unit
- Lodging: 0.5 space/guest unit
- Office: 1.0 space/500sf
- Retail: 1.0 space/500sf
- On-street parking along the corresponding frontage lines touching the adjacent sidewalk to the property shall be counted toward fulfilling the parking requirements.
- Within 800ft of the Downtown Bus Transfer Facility, on-site parking is not required.
- Minimum number of parking spaces may be located in a parking lot or parking garage up to 1,320ft away from the building.

Accessory Structures

Accessory structures on residential properties cannot be located in the front yard, must be set back **5ft** from the side and rear property lines, and may include the following:

- One detached garage or carport, not to exceed 850sf
- Swimming pools
- Storage buildings/Greenhouses/Utility sheds, not to exceed 200sf and limited to two per residence
- Gazebos/Lanais/Sunrooms/Screenrooms
- In-ground satellite dishes or antennas
- On-ground solar collectors
- Doghouses

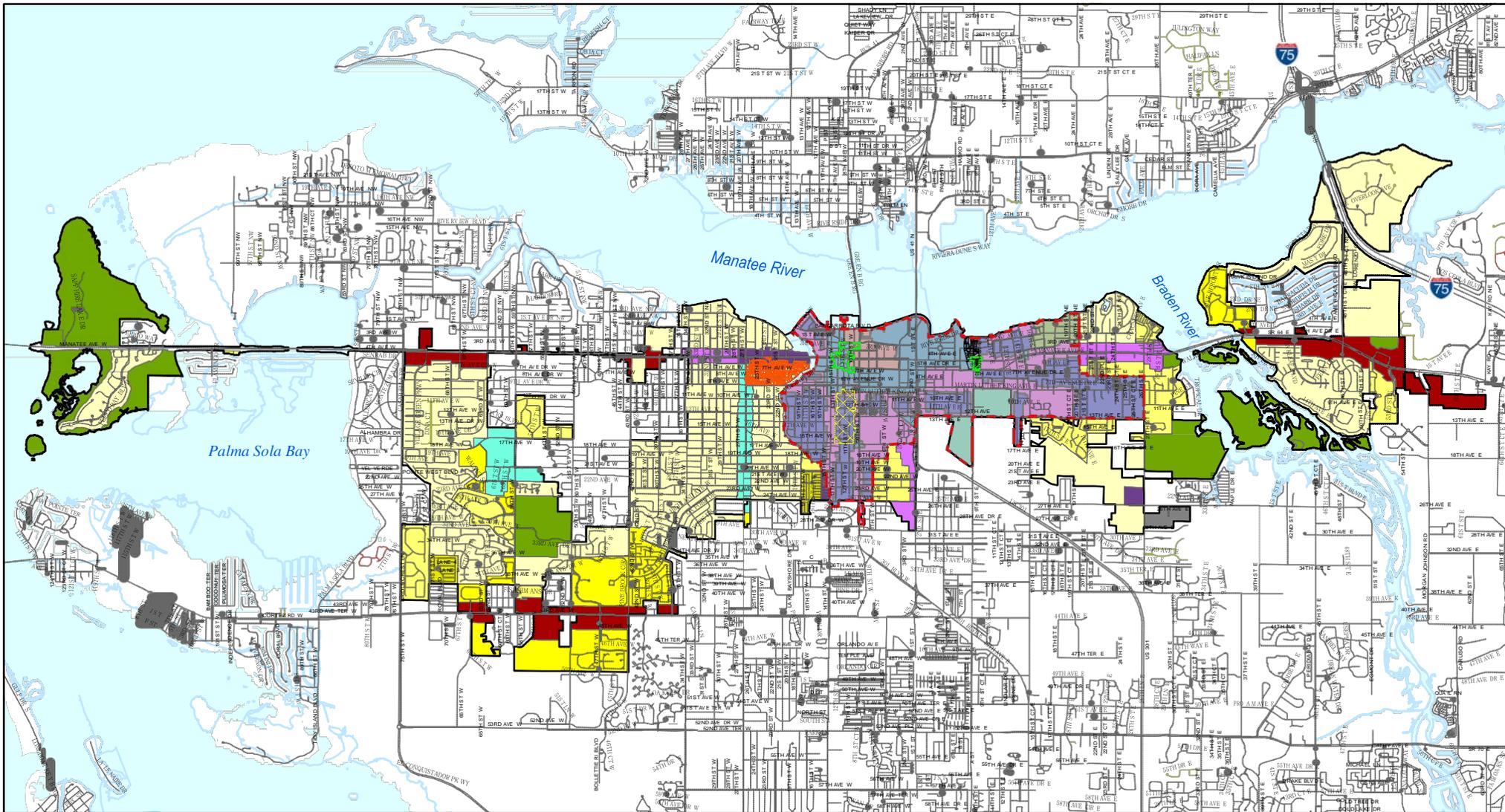
*Please note: A residential accessory dwelling unit is not considered to be an 'Accessory Structure', and must follow the standards for typical residential development.

Accessory structures on non-residential properties cannot be located within the front setback, must be set back **10ft** from the side and rear property lines, and may include the following:

- Garages/Carports
- Vending machine shelters
- Storage buildings/Utility sheds
- Recreation facilities, including tennis courts and swimming pools
- Driveway and parking areas
- In-ground satellite antennas
- Dumpster and garbage can enclosures
- Newsracks
- Tents
- Mechanical equipment

Maps

- City of Bradenton Official Zoning Atlas
- Form-Based Code Regulating Plan (Transect Map)
- R-1 Single Family
- R-2 Two Family
- R-3 Multi Family
- R-4 Mobile Home
- T3 Sub-Urban
- SCC Suburban Commercial Corridor
- UCC Urban Commercial Corridor
- P Professional
- I Industrial
- UV Urban Village
- T4-R General Urban Restricted
- T4-O General Urban Open
- T5 Urban Center
- T6 Urban Core



Zoning	Form-Based Code	Overlay Districts
PDP	Form-Based Code Area	Historical District Overlay
R-1	SD1	Wares Creek Overlay
R-2	T3	Antique District Overlay
R-3	T4-O	Village Of The Arts Overlay
R-4	T4-R	City Limits
PROFESSIONAL (P)	T5	
URBAN COMMERCIAL CORRIDOR (UCC)	T6	
SUBURBAN COMMERCIAL CORRIDOR (SCC)		
URBAN VILLAGE (UV)		
INDUSTRIAL (I)		

Official Zoning Atlas

0 0.5 1 2 Miles

Date Printed: Wednesday, May 07, 2014

Ordinance No. 2913
Effective 02/20/10

Revised 06/09/10 Ord. No. 2919
Revised 08/18/10 Ord. No. 2922
Revised 06/08/11 Ord. No. 2930
Revised 12/18/13 Ord. No. 2957
Revised 03/12/14 Ord. No. 2960

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Department of Planning & Community Development
101 Old Main Street
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Overlays

FORM BASED CODE REGULATING PLAN

Transects

- Special District (SD1)
- Sub-Urban (T3)
- General Urban Open (T4-O)
- General Urban Restricted (T4-R)

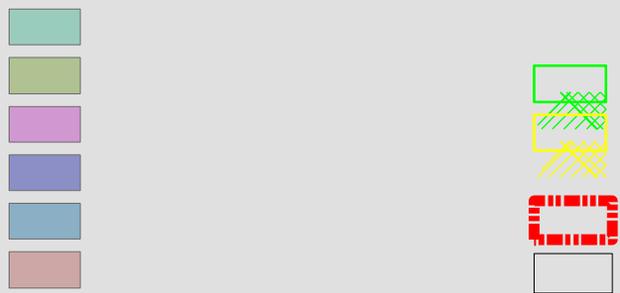
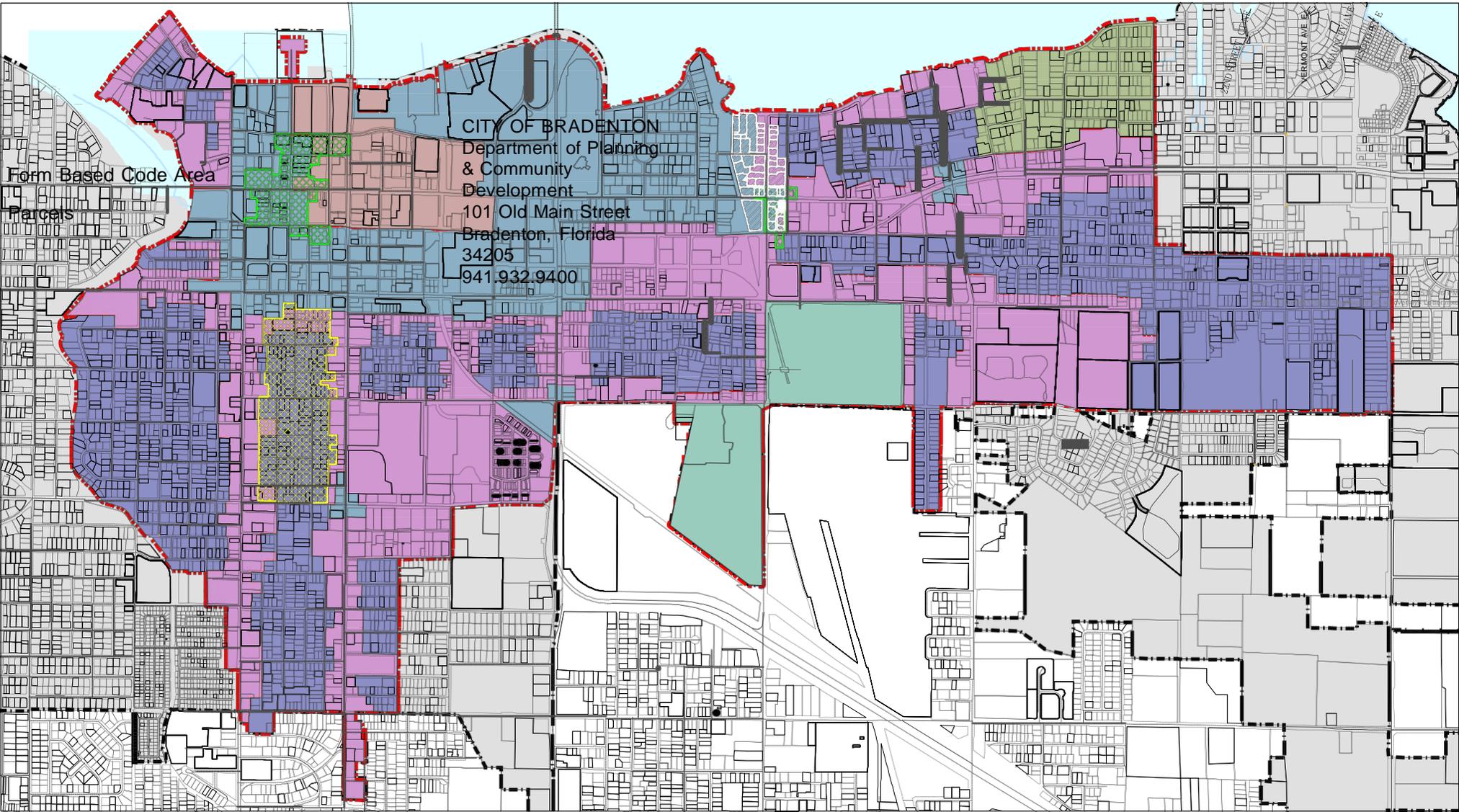
- Antique District Overlay
- Historical District Overlay
- Village Of The Arts Overlay
- Urban Center (T5)

Urban Core (T6)

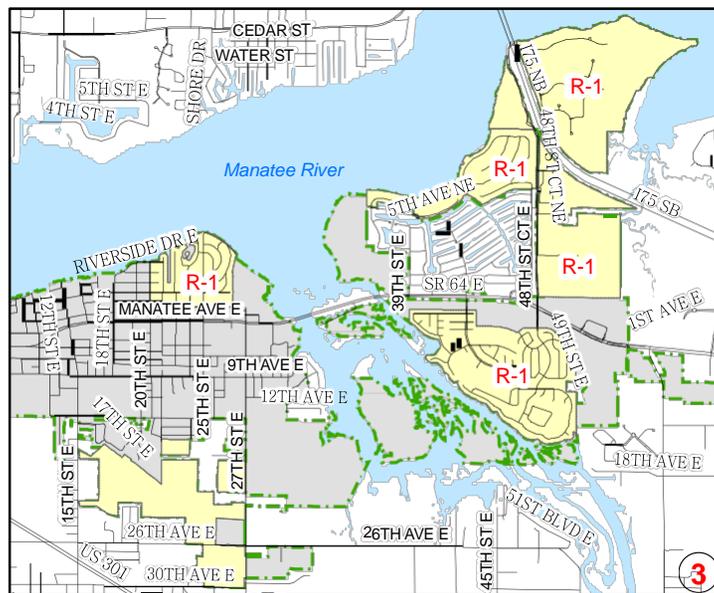
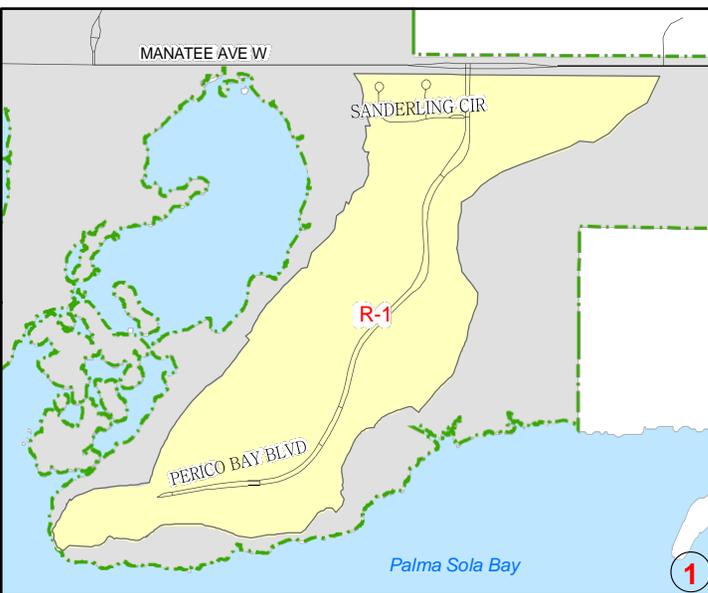
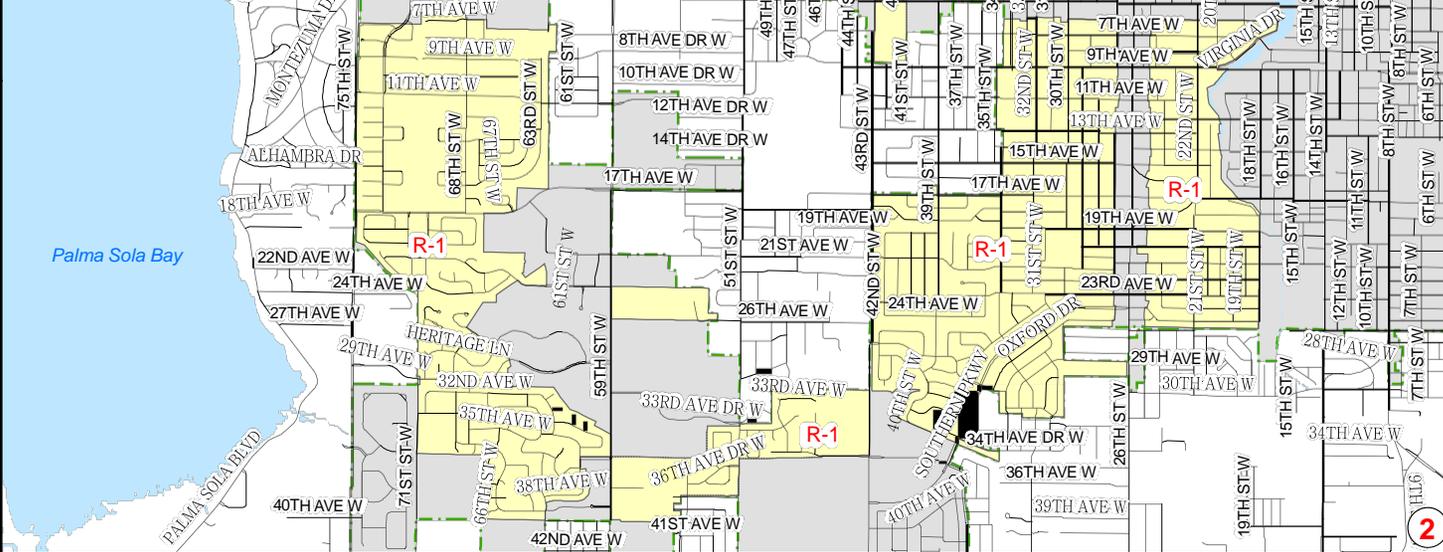
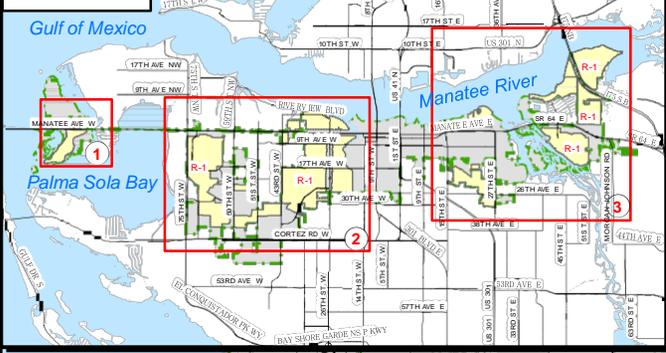


Ordinance No. 2930
Effective 06/08/11

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KEY MAP



R-1 SINGLE FAMILY

This district is designed to permit low density single family development.

- PERMITTED USES**
- Dock/Pier
 - Home Occupation
 - Single Family Dwelling

- SPECIAL USES**
- o Cultural
 - o Daycare Center
 - o Educational
 - o Mortuary/Crematory
 - o Public Facility/Park

DEVELOPMENT STANDARDS

Density: 6 units/acre max.

- Setbacks - Principal Building:
- Front Principal - 20 ft. min.
 - Side - 8 ft. min.
 - Rear - 20 ft. min.
 - Accessory building - Side 5 ft.; Rear 5 ft.

- Lot Width: 50 ft. min.
- Lot Area: One unit = 7,200 sf min.
- Building Height: 35 ft. max.
- Dwelling Unit Size: One unit = 1,500 sf min.
- Impervious Surface: 50% max.

Legend

- R-1 Single Family
- City Limits

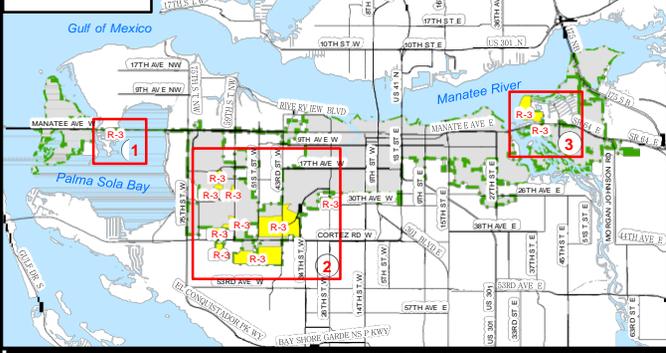


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KEY MAP



R-3 MULTIFAMILY

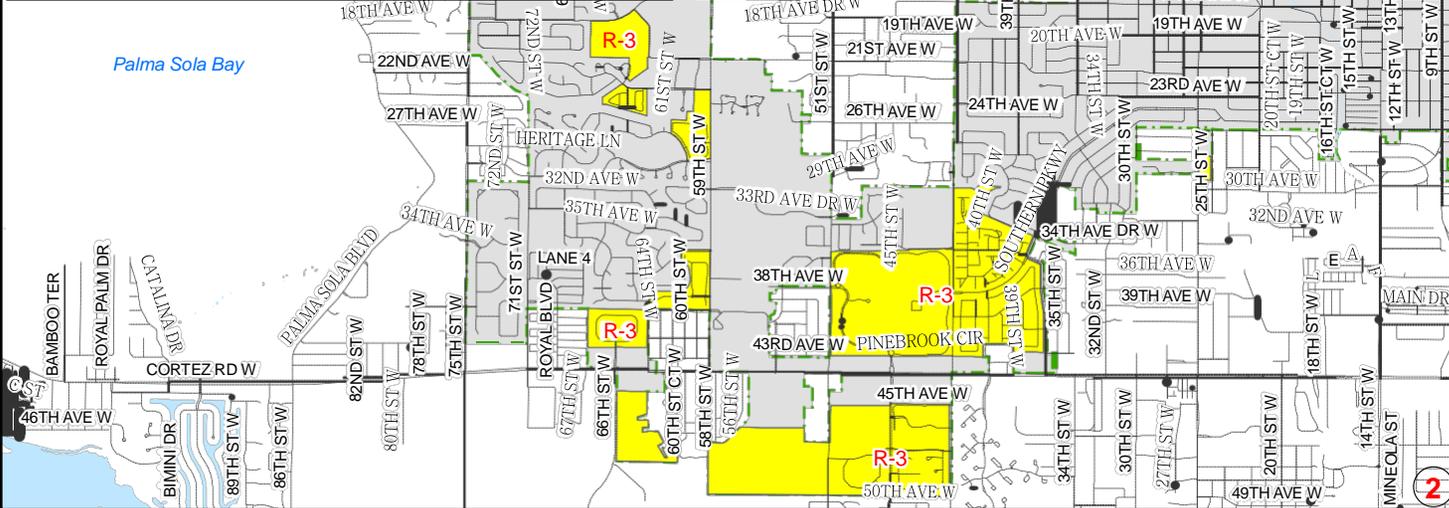
This district is designed to permit high density multiple-family residential development.

PERMITTED USES

- Dock/Pier
- Garage/Accessory Unit
- Home Occupation
- Multifamily Dwelling
- Single Family Dwelling
- Two Family Dwelling (Duplex)

SPECIAL USES

- o Bed & Breakfast
- o Boarding House
- o Cultural
- o Daycare Center
- o Educational
- o Group Care Facility
- o Group Care Home
- o Hospital
- o Mortuary/Crematory
- o Nursing Home
- o Public Facility/Park
- o Religious Facility



DEVELOPMENT STANDARDS

Density: 15 units/acre max.

Setbacks - Principal Building:

Front Principal - 20 ft. min.

Side - 8 ft. min.

Rear - 20 ft. min.

Accessory Building - Side 5 ft.; Rear 5 ft.

Lot Width: 50 ft. min.

Lot Area: One unit = 5,000 sf min. Two units = 6,000 sf min.

Three units = 7,000 sf min.

Building Height: 45 ft max.

Dwelling Unit Size: One unit = 800 sf min. Two units = 1,200 sf min.

Three or more units = 700 sf min.

Impervious Surface: 70% max.

Legend

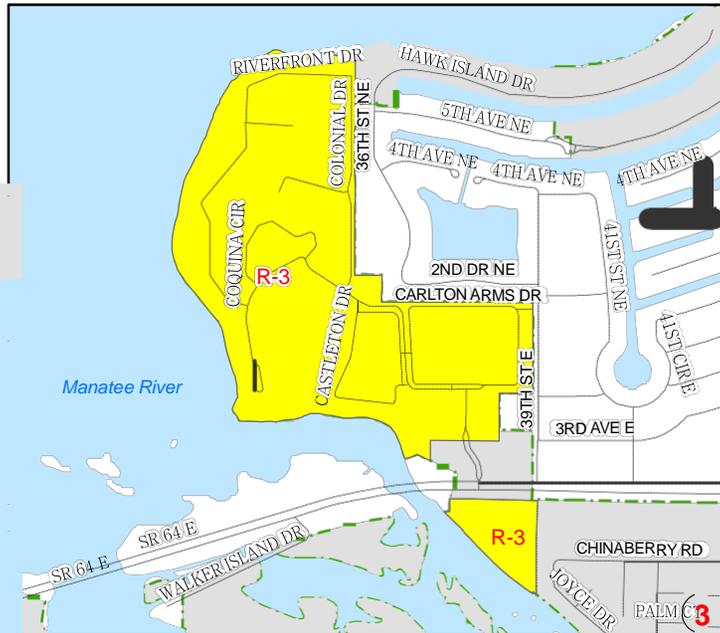
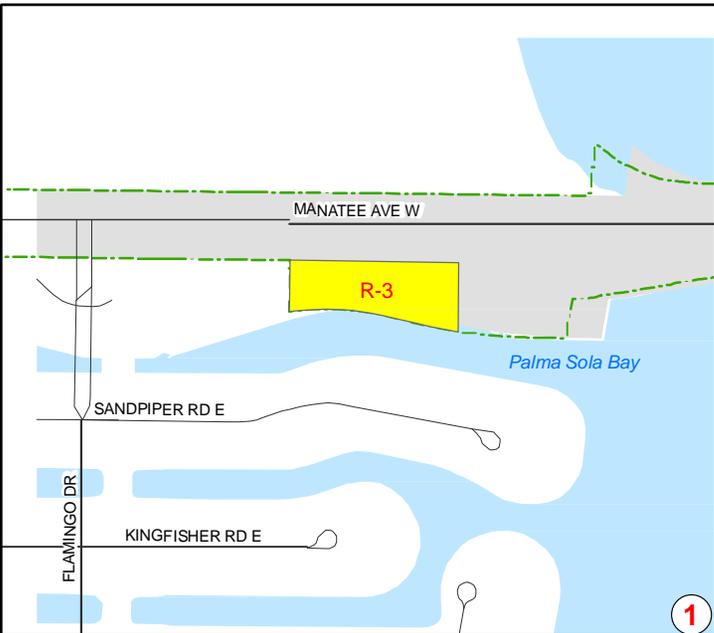
ZONING

R-3 Multifamily

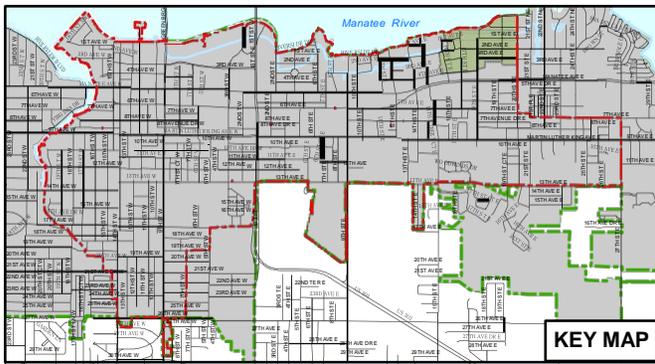
City Limits



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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

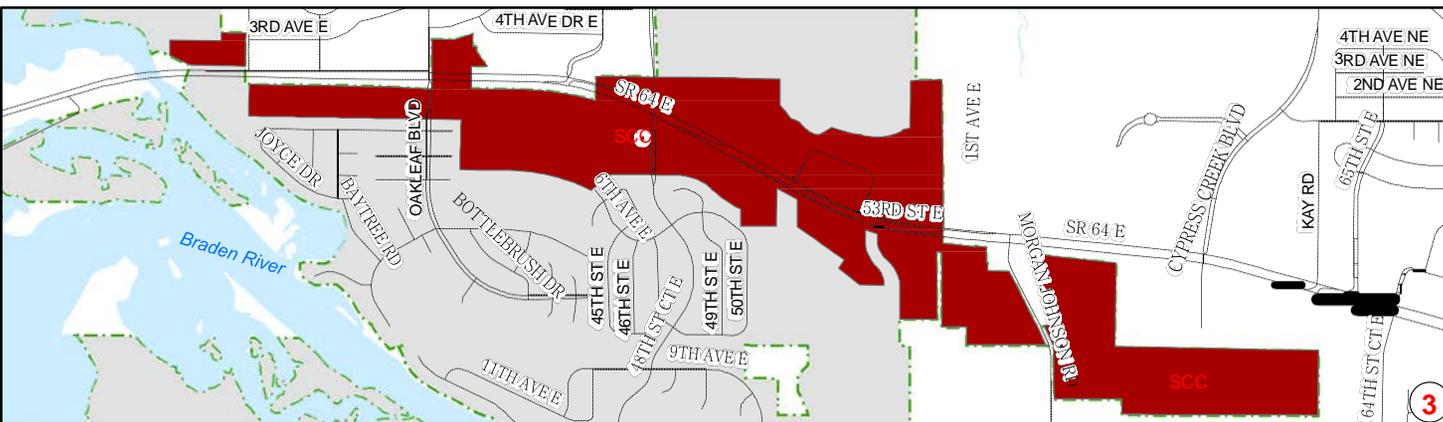
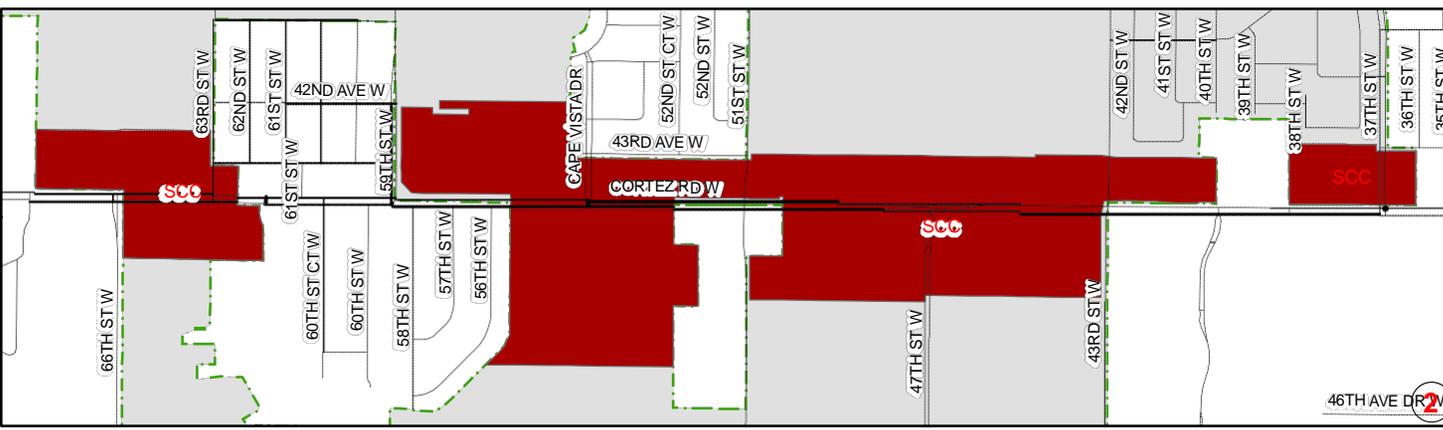
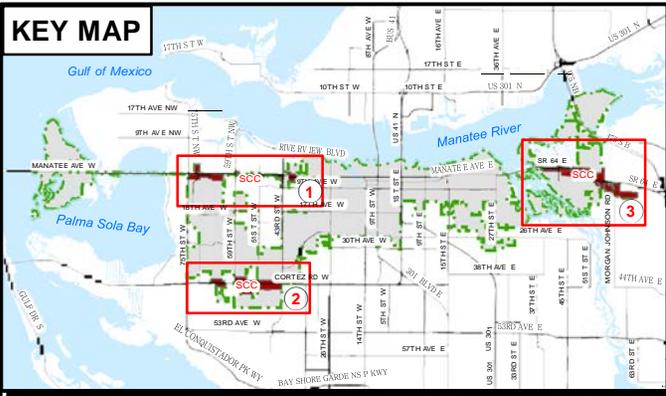
- Sub-Urban (T3)
- Form Based Code Area
- Parcels
- City Limits



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Department of Planning & Community Development
101 Old Main Street
Bradenton, Florida 34205
941.932.9400



SCC Suburban Commercial Corridor

This district is designed to permit the development of commercial areas along major highways in predominantly developed areas and is intended to meet the needs of motorists and other consumers through the provision of automobile-oriented commercial development.

PERMITTED USES

- Auto Sales/Rental
- Automotive Specialty
- Business/Domestic Service
- Business Training Schools
- Café/Sidewalk Café<20 seats
- Catering
- Comparison Goods
- Construction Services
- Dock and Piers
- Dorms
- Dwelling Unit within Principal Building
- Health Services
- Marine Establishment
- Modular Newsracks
- Mortuaries/Funeral Homes /Crematories
- Parking Lot/Garage
- Non-Medical Office
- Personal Service
- Plant Nurseries
- Private Events
- Public Transportation Terminal
- Religious Establishments
- Seasonal Sales
- Secondhand Stores
- Storage Establishments
- Shopping Center Restaurants
- Testing Laboratories
- Take Out/Delivery/Drive-Thru
- Veterinarian/Animal Hospital

SPECIAL USES

- o Adult Entertainment
- o Auction House
- o Bed & Breakfast
- o Boarding House
- o Building Materials
- o Car Wash
- o Cemeteries
- o Clubs
- o Communication Tower
- o Convenience/Grocery/Drug Stores
- o Cultural
- o Daycare Centers
- o Educational
- o Farm/Marine Supplies
- o Free Standing Ice Vending Machine
- o Group Care Facility
- o Group Care Home
- o Heating and Fueling Heliports
- o Hospital
- o Hotels
- o Ice Plant
- o Indoor Entertainment
- o Kennels/Animal Boarding
- o Laundry/Dry Cleaning Plant
- o Light Manufacturing
- o Lounges/Bars
- o Motels
- o Nursing Home
- o Outdoor Entertainment
- o Parks
- o Public Facilities
- o Restaurants over 20 seats
- o Schools, Public & Private
- o Service Station/Repair
- o Social Service Establishment
- o Wholesale

DEVELOPMENT STANDARDS

- Floor Area Ratio (FAR): 0.5 max
- Building Height: 35 ft. max. or 2 stories max.
- Setbacks:
 - Front - 35 ft.
 - Side - 10 ft.
 - Rear - 25 ft.
 (Side or Rear if adjacent to a Residential zoning district - 35 ft.)
- Accessory Structure:
 - Side - 10 ft.
 - Rear - 10 ft.

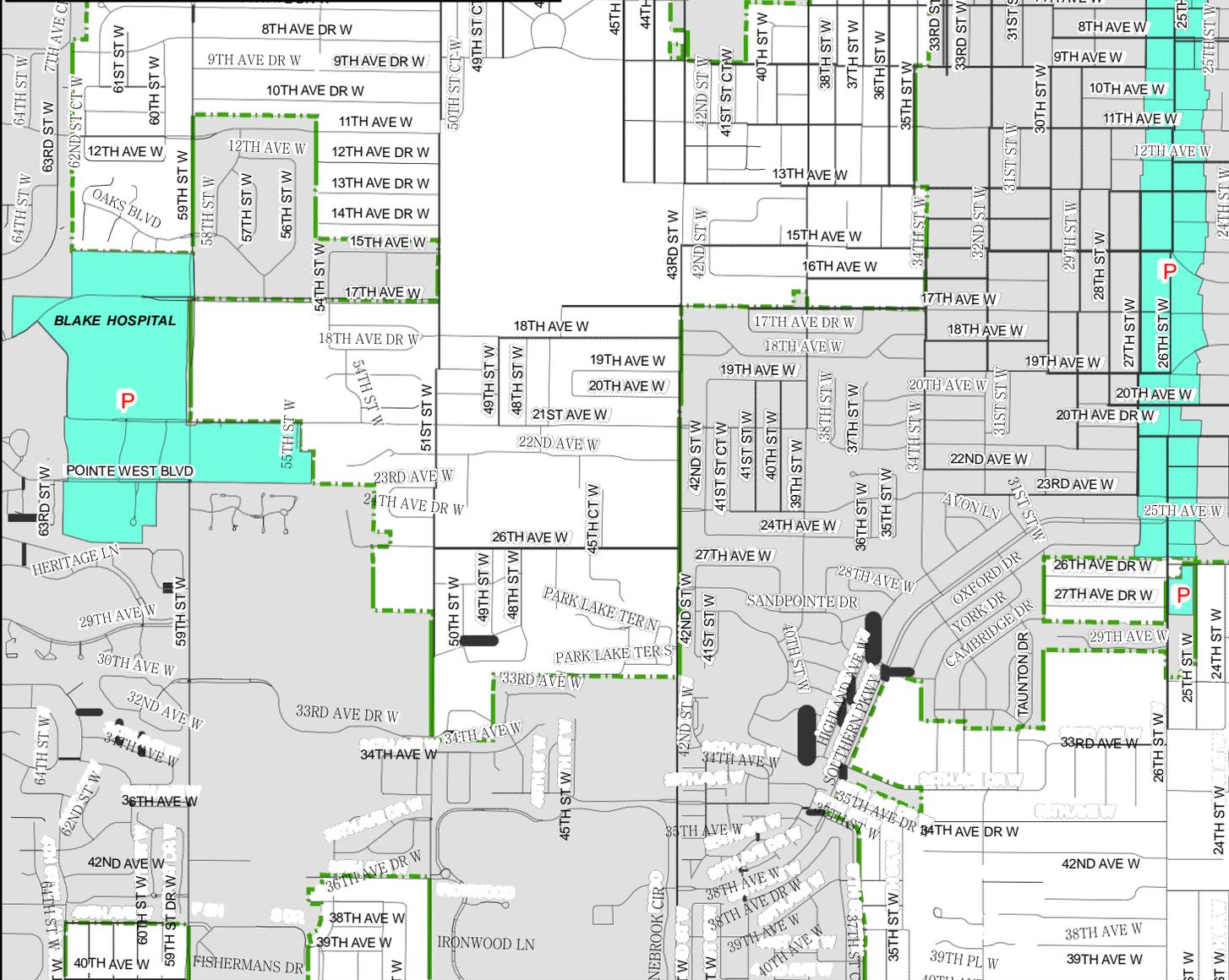
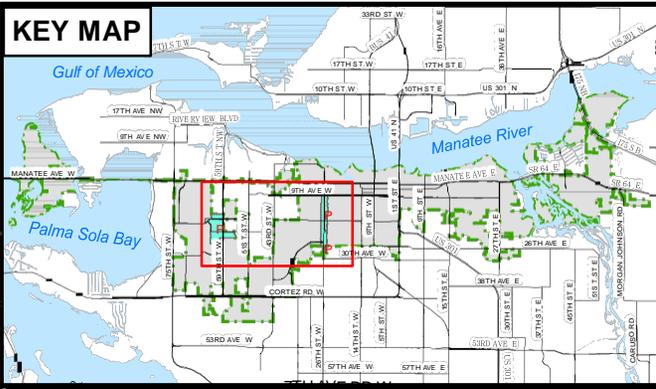
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CITY OF BRANTFORD
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 101 Old Main Street
 Brantford, Florida 34205
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KEY MAP



P Professional

This district is designed to permit offices, medical facilities and related commercial uses and is intended for use primarily in developed areas.

PERMITTED USES

- Business Training Schools
- Café/Sidewalk Café < 20 seats
- Daycare Center
- Docks/Piers
- Dwelling Unit within Principal Building
- Group Care Facilities
- Group Care Homes
- Health Services
- Modular Newsracks
- Non-Medical Office
- Nursing Homes
- Parking Lot/Garage
- Personal Service
- Private Events
- Veterinarian/Animal Hospital

SPECIAL USES

- o Clubs
- o Communication Towers
- o Cultural
- o Educational
- o Heliports
- o Hospitals
- o Public Facilities/Parks
- o Schools, Public & Private
- o Social Service Establishment
- o Testing Laboratories

DEVELOPMENT STANDARDS

Floor Area Ratio (FAR): 0.35 max.

Building Height: 45 ft. max. or 3 stories max.

Setbacks:

Front - 35 ft.

Side - 10 ft.

Rear - 25 ft.

(Side or Rear if adjacent to a Residential zoning district - 35 ft.)

Accessory building - Side 10 ft.; Rear 10 ft.

Legend

ZONING

P Professional

City Limits



36TH AVE W

37TH AVE W



Miles

0 0.125 0.25 0.5

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35TH AVE W

36TH AVE W

37TH AVE W

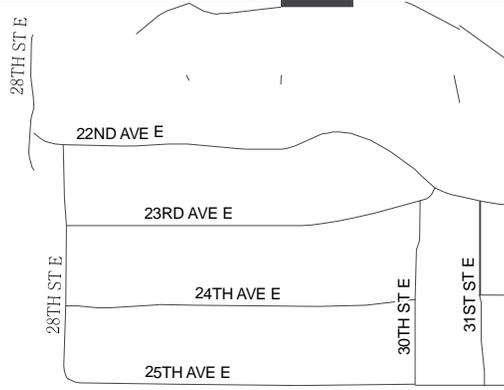
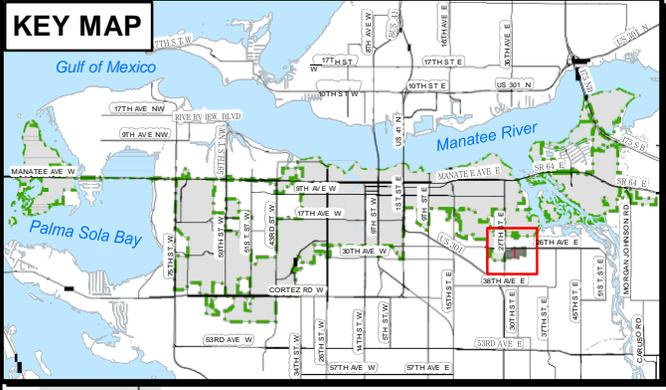
40TH AVE W

46TH ST W

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Industrial

This district is designed to permit wholesale and storage establishments and industrial complexes in predominantly developed areas where compatible with surrounding land uses and is intended for use in areas with sites sufficiently large to accommodate industries, their ancillary facilities, parking and buffers.

PERMITTED USES

- Automotive Specialty
- Auto Sales/Rental
- Building Materials
- Car Wash
- Construction Services
- Docks/Piers
- Farm/Marine Supplies
- Group Care Facilities
- Heating and Fueling
- Ice Plant
- Laundry/Dry Cleaning Plant
- Light Manufacturing
- Marinas
- Marine Establishments
- Modular Newsracks
- Non-Medical Office
- Parking Lot/Garage
- Plant Nurseries
- Private Events
- Public Transportation Terminal
- Service Station/Repair
- Storage Establishments
- Testing Laboratories
- Wholesale
- Veterinarian/Animal Hospital

SPECIAL USES

- o Catering
- o Communication Towers
- o Convenience/Grocery/Drug Store
- o Heavy Manufacturing
- o Heliports
- o Kennels/Animal Boarding
- o Motor Freight Terminals
- o Public Facilities/Parks

DEVELOPMENT STANDARDS

Floor Area Ratio (FAR): 1.0 max.
 Building Height: 45 ft. max. or 4 stories max.
 Setbacks:
 Front - 25 ft.
 Side - 20 ft.
 Rear - 25 ft.
 (Side or Rear if adjacent to a Residential zoning district - 35 ft.)
 Accessory building - Side 10 ft.; Rear 10 ft.

Legend

- I Industrial
- City Limits



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Miles

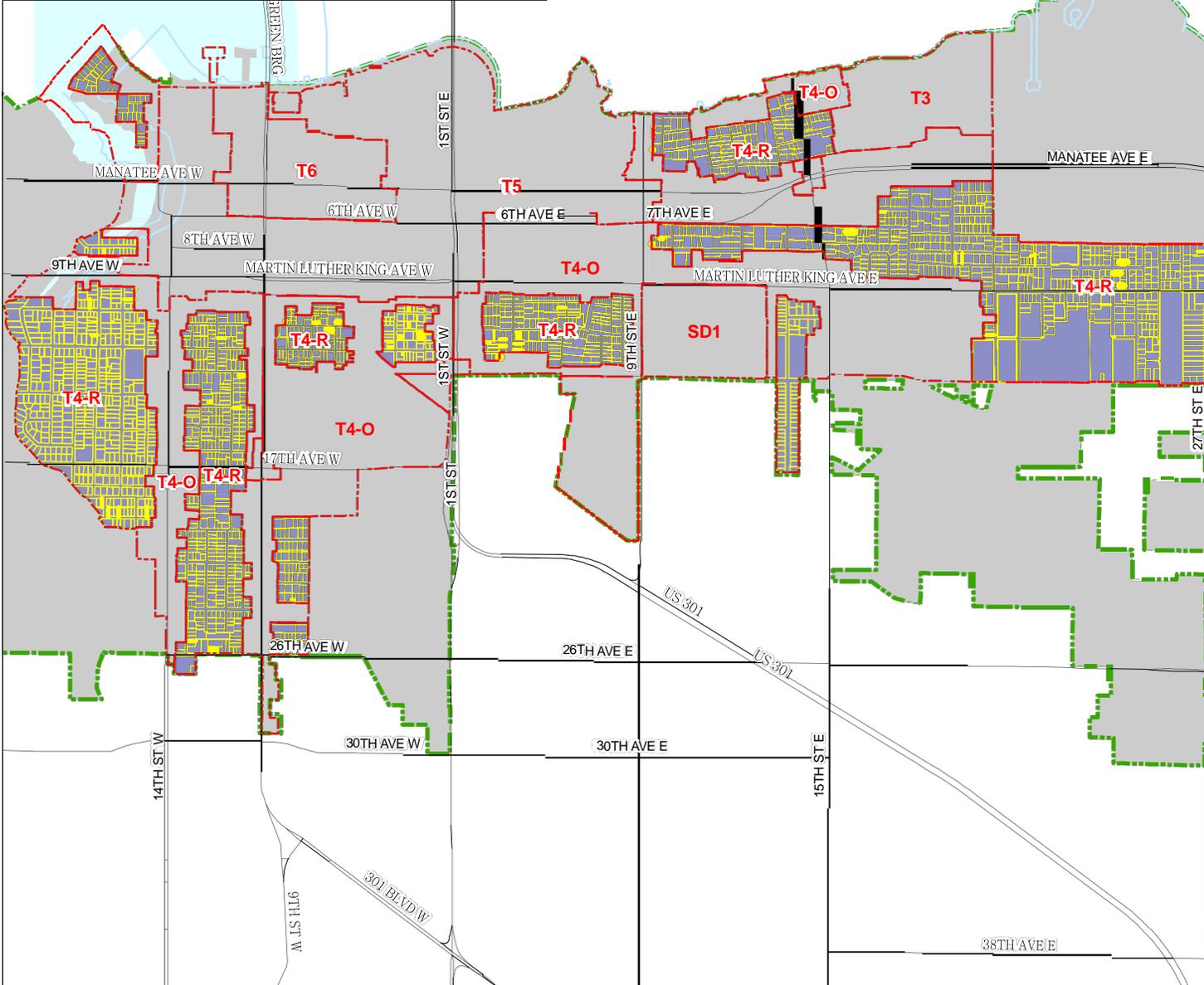
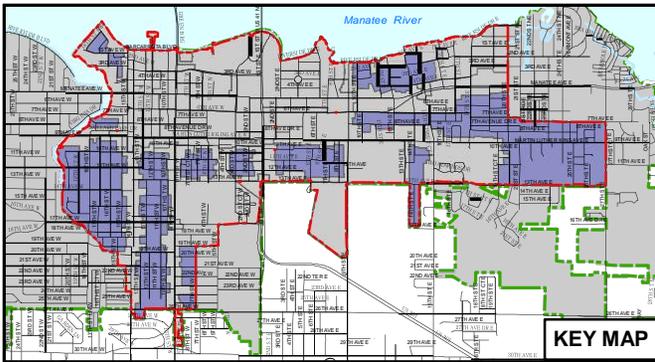
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T4-R GENERAL URBAN RESTRICTED

T-4 General Urban Restricted Zone consists of a mixed use, but primarily residential urban fabric. The intent of this zone is to provide a variety of housing choices, in small-to-medium-footprint, medium-density building types, which reinforce the walkable nature of the neighborhood.

PERMITTED USES

- Accessory Unit
- Bed & Breakfast (up to 6 rooms)
- Fountain or Public Art
- Greenhouse < 200 sq. ft.
- Library
- Live-Work Unit
- Medical Clinic
- Multi-Family
- Playground
- School Dormitory
- Single Family Attached
- Single Family Detached
- Single Family Semi-Detached
- Surface Parking Lot
- Veterinary Clinic

SPECIAL USES

- o Boarding House
- o Cemetery
- o Childcare Center*
- o Club
- o Educational
- o Electric Substation
- o Fire Station
- o Inn (up to 10 rooms)
- o Marina
- o Police Station
- o Religious Assembly*
- o Schools, Public & Private*
- o Special Events

*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 - 8 ft. min. 22 ft. max.
Front Secondary - 8 ft. min. 22 ft. max.
Side - 0 ft. min./5 ft. min
Rear - 5 ft. min. or 15 ft. from centerline of alley

Lot Width: 18 ft. min.
Lot Coverage: 70% max

Parking:
Residential - 1.0 spaces 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 4.34 of Form-Based Code for T4-R information.

Legend

- General Urban Restricted (T4-R)
- Form Based Code Area
- Parcels
- City Limits

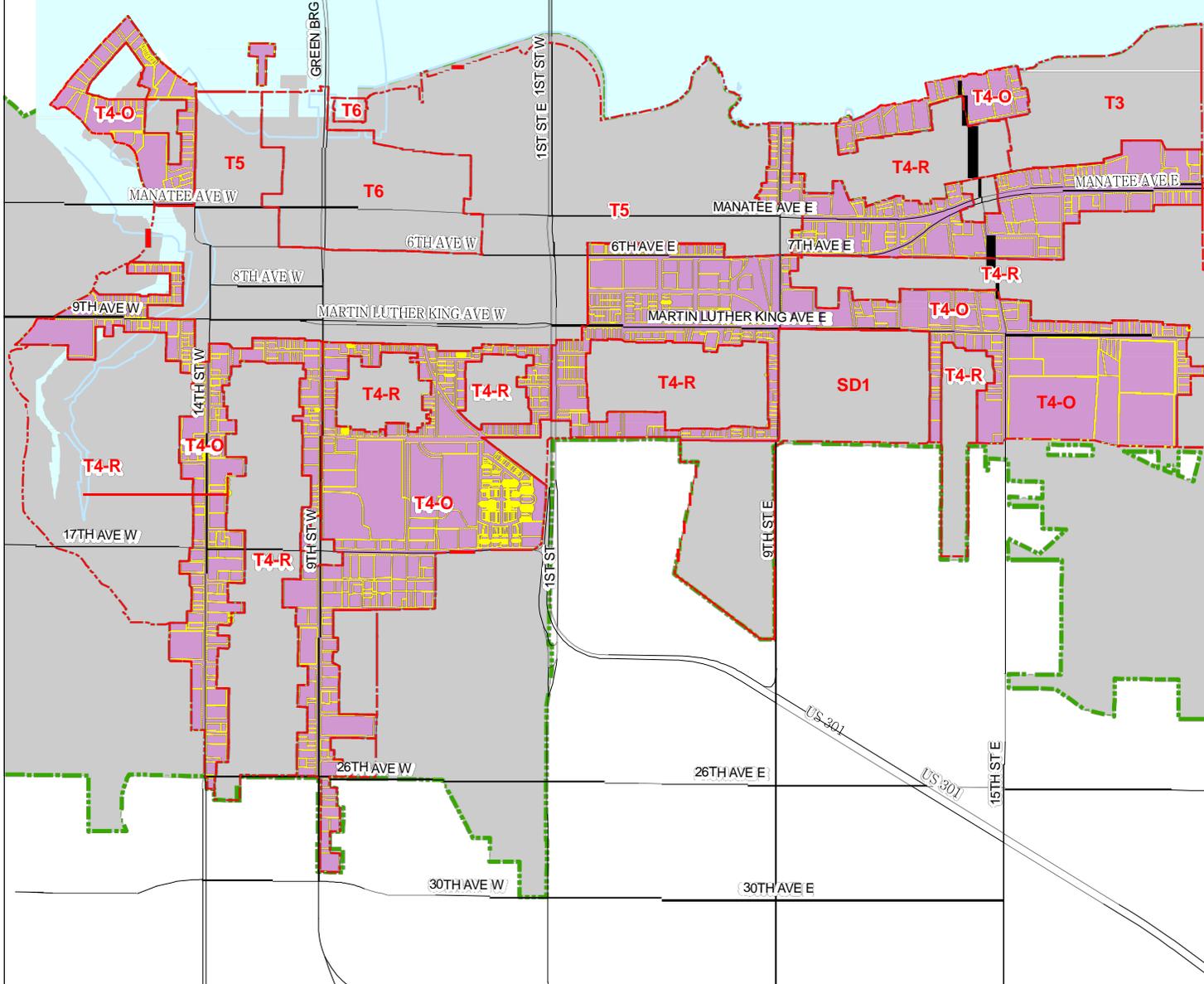
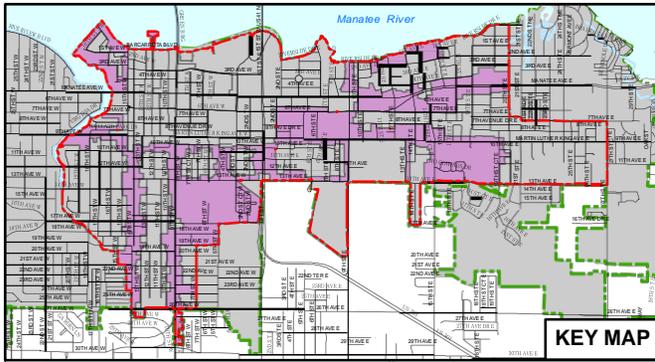


Miles
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T4-O GENERAL URBAN OPEN

T4-O General Urban Open Zone consists of mixed uses, providing a variety of housing choices, but also allows office and neighborhood-serving commercial uses.

PERMITTED USES

- Accessory Unit
- Bed & Breakfast (up to 6 rooms)
- Business Training Schools
- Cafe/Sidewalk Cafe <20 seats*
- Display Gallery
- Fire Station
- Fountain or Public Art
- Greenhouse < 200 sq. ft.
- Kiosk
- Library
- Live Theater
- Live-Work Unit
- Medical Clinic
- Movie Theater
- Multi-Family
- Office Building
- Parking Lot/Garage
- Playground
- Police Station
- Restaurant
- Retail Building
- School Dormitory
- Single Family Attached
- Single Family Detached
- Single Family Semi-Detached
- Surface Parking Lot
- Veterinary Clinic

SPECIAL USES

- o Automotive Specialty
- o Boarding House
- o Cemetery
- o Childcare Center*
- o Club
- o College
- o Cultural
- o Drive - Through Facility
- o Educational
- o Electric Substation
- o Funeral Home
- o Indoor Amusement Center
- o Inn (up to 10 rooms)
- o Laboratory Facility
- o Light Industrial Facility
- o Lounge
- o Marina
- o Mini-Storage
- o Museum
- o Outdoor Amusement Center
- o Outdoor Auditorium
- o Passenger Terminal
- o Religious Assembly*
- o Schools, Public & Private*
- o Service Station/Repair
- o Special Events
- o Sports Stadium
- o Warehouse
- o Wireless Transmitter

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

DEVELOPMENT STANDARDS

Building Height:
Principal Building - 3 stories max. 1 min.
Outbuilding - 2 stories max.

Setbacks - Principal Building:
Front Principal - 4 ft. min. 12 ft. max.
Front Secondary - 4 ft. min. 12 ft. max.
Side - 0 ft. min.
Rear - 3 ft. min. or 15 ft. from centerline of alley

Lot Width: 16 ft. min.
Lot Coverage: 70% max

Parking:

Residential - 1.0 spaces 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 4.35 of Form-Based Code for T4-O information.

Legend

- General Urban Open (T4-O)
- Form Based Code Area
- Parcels
- City Limits

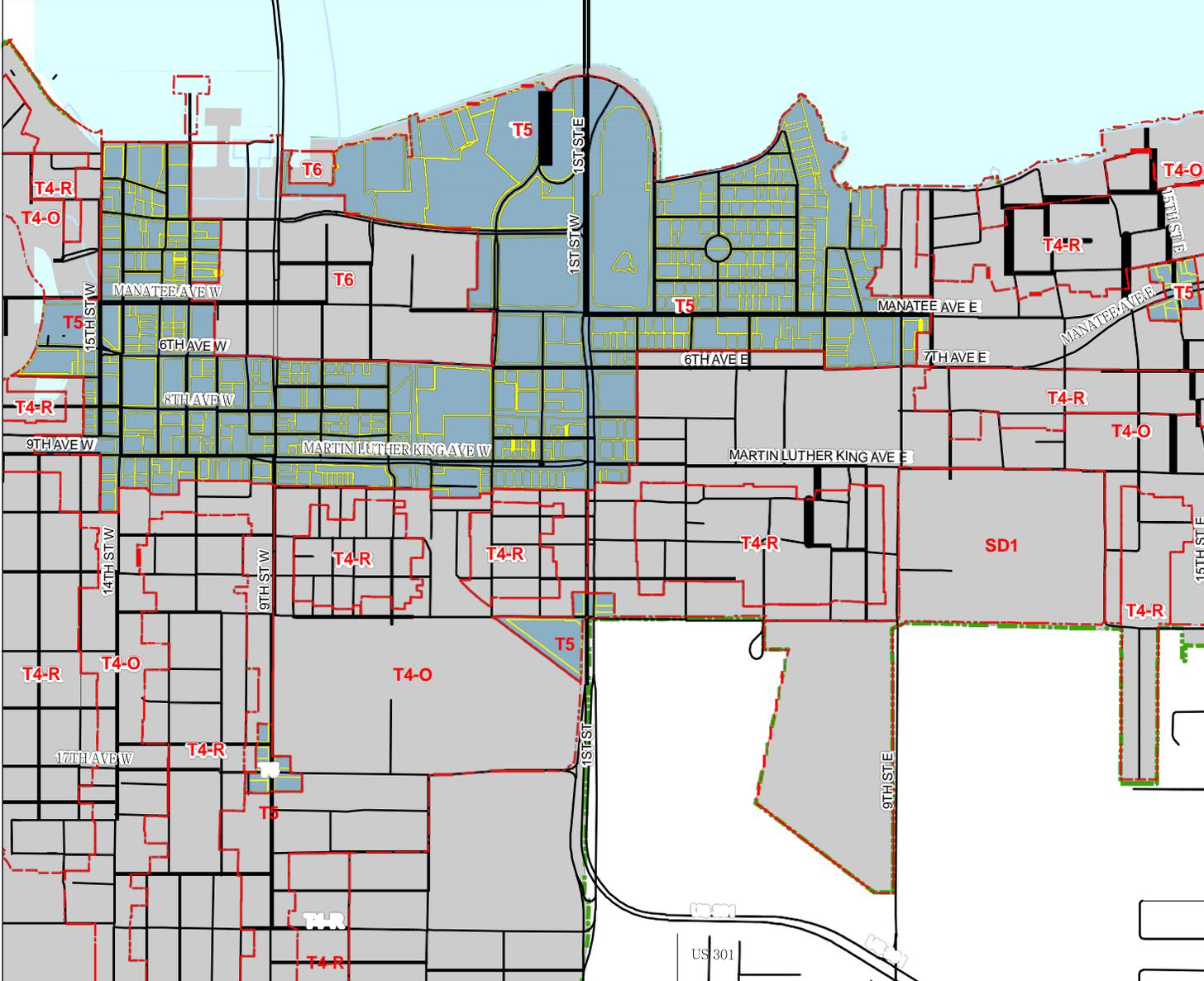
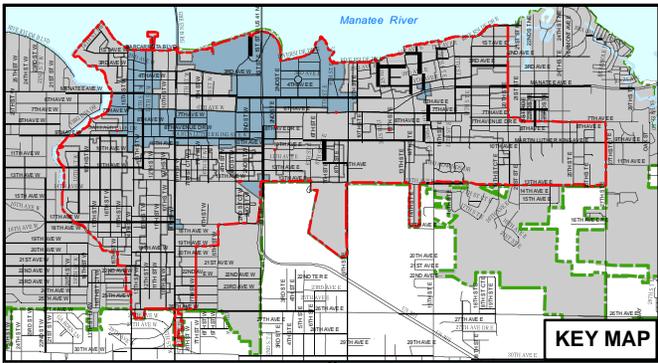


Miles
0 0.125 0.25 0.5

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T5 URBAN CENTER

T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

PERMITTED USES

- Accessory Unit
- Bed & Breakfast (up to 6 rooms)
- Business Training Schools
- Cafe/Sidewalk Cafe <20 seats*
- 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
- Single Family Detached
- Single Family Semi-Detached
- Surface Parking Lot
- Veterinary Clinic

SPECIAL USES

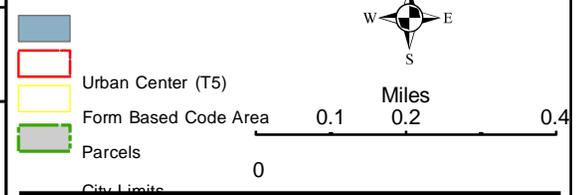
- o Auto Sales/Rental
- o Automotive Specialty
- o Boarding House
- o Cemetery
- o Childcare Center*
- o College
- o Conference Center
- o Convention Center
- o Cultural
- o Drive - Through Facility
- o Educational
- o Electric Substation
- o Exhibition Center
- o Hospital
- o Ice Plant
- o Indoor Amusement Center
- o Laboratory Facility
- o Light Industrial Facility
- o Lounge
- o Marina
- o Outdoor Amusement Center
- o Passenger Terminal
- o Push Cart
- o Schools, Public & Private*
- o Service Station/Repair
- o Special Events
- o Sports Stadium
- o Warehouse
- o Wireless Transmitter

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

DEVELOPMENT STANDARDS

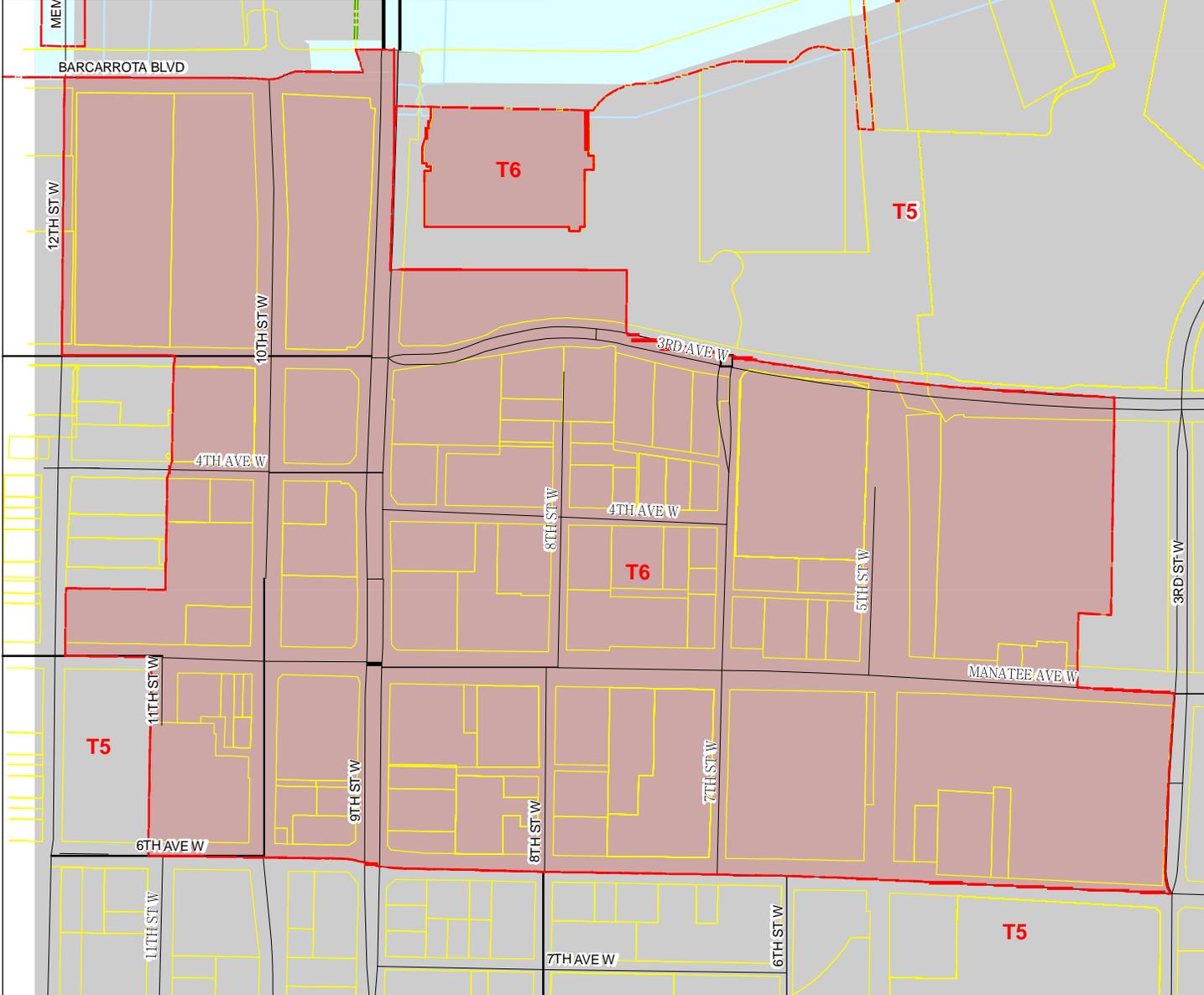
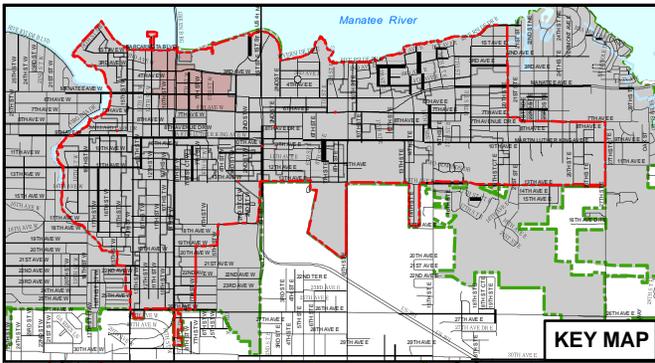
- Building Height:**
Principal Building - 5 stories max. 2 min.
Outbuilding - 2 stories max.
- Setbacks - Principal Building:**
Front Principal - 0 ft. min. 8 ft. max.
Front Secondary - 0 ft. min. 8 ft. max.
Side - 0 ft. min. 24 ft. max.
Rear - 3 ft. min. or 15 ft. from centerline of alley
- Lot Width:** 18 ft. min.
Lot Coverage: 80% max
- Parking:**
Residential - 1.0 spaces 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 4.36 of Form-Based Code for T5 information.

Legend



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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.

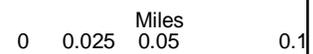
Lot Width: 18 ft. min.
Lot Coverage: 90% max

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



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BRADENTON CITY COUNCIL

Wayne H. Poston	Mayor
Gene Gallo	Councilman - Ward 1
Gene Brown	Councilman - Ward 2
Patrick Roff	Councilman - Ward 3
R. Bemis Smith	Councilman - Ward 4
Harold Byrd, Jr.	Councilman - Ward 5
Carl Callahan	City Manager

BRADENTON PLANNING & ZONING STAFF

Timothy Polk	PCD Director
Brady M. Woods	Planning & Zoning Manager
Tatiana Gonzalez	Planner/GIS Specialist
J. Donnette Stahnke	Planning & Zoning Technician
Karen Aihara	Planning Executive Administrator

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Bradenton City Centre
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941-932-9400 Phone
941-932-9534 Fax
www.cityofbradenton.com/developmentservices_zoning