

## Schedule A LAND USE CLASSIFICATIONS

*Accessory building.*

*Accessory dwelling unit.*

*Accessory residential structure.*

*Adult performance establishment.* Any use that is defined as an adult performance establishment as set forth in Ordinance No. 3185, entitled "The City of Sanford Adult Entertainment Regulations" (section 2½-6 [10-36] of the Sanford Code of Ordinances).

*Agricultural processing establishment.* Non-retail cooperage, packing, canning, shipping, rendering, slaughtering and other similar processing of agricultural products; feedlots; saw mills; paper and pulp mills.

*Agriculture.* Farming; forestry; horticultural nursery farm; livestock; poultry; similar activities involving the production or raising of plants or food; excluding agricultural processing establishments.

*Aircraft sales.* Aircraft; new parts and accessories; incidental repair.

*Alcoholic beverage sales establishments.* Pursuant to chapter 3 [chapter 6], Sanford City Code, including:

*Off-premises consumption:* Sale of alcoholic beverages (beer, beer/wine, beer/wine/liquor) in sealed containers for consumption off-premises. (AB-PKG)

*On-premises consumption:* Sale of alcoholic beverages (beer, beer/wine, beer/wine/liquor) for consumption on-premises. (AB-COP)

*Bottle club:* Bottle club. (AB-BOT)

*Animal raising.* Four or more dogs; four or more cats; three or more rabbits; specialty animals; rare animals.

*Auction sales establishment.* Auctioneer or similar bidding process; routine or regularly scheduled basis.

*Automotive and truck accessory sales and installation.* Tire, batteries and other new automobile and truck parts and accessories; installation of automotive accessories sold on the premises.

*Automobile and truck rental.* Renting or leasing of passenger automobiles without drivers, trucks without drivers or nonmotorized hauling trailers; incidental maintenance facilities.

*Automobile and truck repair.* Repair of automobile and truck bodies, ignition systems and radiators; automobile and truck painting and refinishing and repair and replacement of glass; general and specialized similar automobile and truck repairs including travel trailers, motorcycles, tractors and similar automotive repairs.

*Automobile and truck service* includes:

*Automobile parking establishment;*

*Automobile cleaning establishment.* Automobile washing, waxing, polishing; similar services except repairs;

*Gasoline service station.* Gasoline and lubricating oils; retail selling of minor automotive accessories; performing of minor automotive repair work; renting of small nonmotorized hauling trailers and trucks without drivers;

*Automobile rental office.* Renting or leasing of passenger automobiles without drivers; not more than ten rental automobiles stored on the premises at any one time;

*Automotive dealer sales.* Automobile, truck, boat, equipment, mobile home, travel trailer and/or automotive specialty sales; new parts and accessories; incidental repairs.

*Bail bond.* Premises utilized for the posting of bond for persons who are accused of a crime. Including but not limited to businesses licensed in the City of Sanford as bondsman. Includes all businesses regulated by F.S. ch. 539 or its successor.

*Boardinghouse.* Lodginghouse; roominghouse; dormitory, fraternity or sorority house.

*Business and professional office.* Finance, insurance and real estate functions; medical and other health outpatient functions; legal functions (excluding bail bonds); engineering, architectural and planning functions; accounting, auditing and bookkeeping functions; duplicating, mailing and stenographic services; blueprinting and photocopying service; welfare and charitable administrative and executive functions; business, professional, political, labor, civic, social and fraternal associations, organizations and union administrative and executive functions; offices occupied but not owned by a governmental unit; advertising, employment (excluding temporary/day labor services), protective, business and management consulting functions; administrative and executive functions; radio, television and related public service broadcasting and transmission studios; other business, professional and nonprofit organization office functions of a similar nature.

*Business training school.* Correspondence schools; business and data processing schools; barber and beauty schools; dancing schools; other business training schools of a similar nature.

*Cemetery.*

*Central sewage treatment facilities.*

*Central water treatment facilities.*

*Church.*

*Commercial amusements.* Profit oriented amusements; commercial operation of sports and recreational services; commercial marinas; bingo parlor; athletic exercise and physical fitness facilities; excludes adult performance establishments.

*Community residential home.* A licensed facility serving clients of the department of health and rehabilitative services and covered under F.S. ch. 419, which provides a living environment for one to six or seven to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision necessary to meet the physical, emotional, and social needs of the residents. As used in this definition "resident" means any aged person as defined in F.S. § 400.618(3); physically disabled or handicapped person as defined in F.S. § 760.22(5)(a); developmentally disabled person as defined in F.S. § 393.063(6); nondangerous mentally ill person as defined in F.S. § 394.455(3); or child as defined in F.S. § 39.01(8) and (10). Excludes any community residential home that is determined to be a community resource facility.

*Community resource facility.* Includes the following uses: meals served for not-for-profit social services purposes; food and commodity distribution for not-for-profit social service purposes; excludes churches when the church is the principal use; facilities that provide temporary accommodations generally for not-for-profit social service purposes; community residential homes and/or residential care facilities that serve persons who are under court order because of criminal activity and/or persons who are undergoing rehabilitation from alcohol, drug or other substance abuse. Prior to being established all such facilities shall undergo conditional use permit review by the planning and zoning commission and be reviewed by the city commission; the city commission shall have authority to grant, deny or approve with conditions and/or stipulations for such facilities.

*Cultural facility.* Museum; art gallery; botanical garden; zoological garden.

*Day care facility.* Child care center; nursery school; kindergarten; or adult care facility, excluding family day care home as defined by F.S. § 402.302(5).

*Domestic and business service.* Window cleaning, floor waxing, office cleaning and janitorial services; septic tank service; exterminating service; catering service; linen, work clothing and uniform supply when laundry facilities are not located on the same premises; maintenance, distribution and erection of display boards, signs, posters and related materials; other domestic and business services of a similar nature.

*Drive-in restaurant.* Eating and drinking establishment designed for quick ordering to automobile oriented customers. Excludes public benefit social service facilities.

*Dwelling.* Single-family; two-family; multiple-family.

*Educational facilities.* Elementary school; middle school; high school; college, university or vocational school.

*Farming.* Field crops; fruit; vegetables.

*Funeral home and/or crematory.* Burial preparation and funeral services.

*Government owned use.*

*Home occupation.*

*Hospital/medical clinic.* Health and mental inpatient facilities; medical and/or surgical services.

*Hotel.* Sleeping units with no cooking facilities; restaurant facilities.

*Junkyard.* Accumulation, storage and/or processing of discarded materials; articles or parts which have been discarded and are intended for permanent dismantlement and/or destruction; incidental selling of salvaged articles, parts and/or materials.

*Landscaping service establishment.* Horticultural service; landscape gardening and upkeep; tree planting.

*Laundry and dry cleaning.* Laundry; dry cleaning; rug cleaning; dyeing apparel and household fabrics; linen, work clothing and uniform supply when laundry facilities are located on the same premises.

*Library.*

*Major equipment rental.* Renting or leasing of road building, construction, industrial or related large equipment and major machinery; incidental maintenance facilities.

*Major equipment repair.* Repair of road building, construction, industrial and related large equipment and major machinery; repair of mobile homes and large farm equipment; boats livery; boat yards and ways.

*Manufacturing.* Processing of materials; boat yards; excludes agricultural processing establishments, junkyards and mining; includes research and testing laboratory.

*Mining.* Extraction of minerals; quarrying of sand, gravel, rock, peat or other material below grade; processing activities including washing, crushing, storing, distributing and activities of a similar nature.

*Mobile home.*

*Motel.* Sleeping units with or without cooking facilities; restaurant facilities.

*Motion picture theater.*

*Newspaper publishing and printing.* Commercial and job printing services; newspaper publishing and printing.

*Noncommercial amusement facility.* Nonprofit oriented amusements; noncommercial operation of sports and recreational services; noncommercial marinas; nonprofit clubs including golf, country, yacht, fraternal and related facilities.

*Nursing home.* Provides lodging and longterm skilled nursing care for aged, chronically ill or convalescent patients; as defined by Florida Statutes.

*Pawnshop.* Primary use of the premises is as a pawnbroker; over 50 percent of goods sold constitute used merchandise; generally not antique merchandise; has the word "pawn" or "pawnbroker" or a similar derivative wording in business identification information including but not limited to signage; licensed in the City of Sanford as a "pawnbroker"; purchases used merchandise from individuals "off-the-street" for cash and resale; bail bond businesses regulated by F.S. chs. 648 and 903 or their successors.

*Private airport.*

*Public service structure.* Railroad tracks; telephone transmission lines and towers; radio broadcasting and television transmission towers; cable television transmission lines; electrical, gas, petroleum, steam, water, sanitary sewer or reclaimed water distribution and collection mains and lines; transmission lines, pipes and towers; transformers, meters and substations; related appurtenances.

*Public transportation terminal.* Passenger transportation by rail, highway, water or air; services related to public transportation; incidental maintenance facilities and/or freight transportation.

*Residential care facility.* A living facility which operates to provide the physical, emotional, and social needs of 15 or more residents in a family-like setting; residents may include, but are not limited to, 15 or more elderly persons, nondangerous, mentally ill persons and dependent children; includes but not limited to foster homes, group homes and adult congregate living facilities as defined in Florida Statutes; excludes nursing homes, boardinghouses and community residential homes. Excludes any residential care facility that is determined to be a community resource facility.

*Retail sales and service includes:*

*Antique store.* Antique furniture and home furnishings; objects of art; related antique accessories;

*Building material sales.* Lumber; building materials; hardware; paint and glass; electrical supplies; roofing materials; plumbing supplies;

*Convenience goods store.* Bakeries; groceries; drugs; notions; toiletries; sundries; pet shop including indoor grooming and boarding facilities;

*Department store.* Clothing; shoes; apparel accessories; specialty items; furniture; appliances; home furnishings;

*Domestic and business repair.* Small electrical appliances, radios and television repairs; reupholstery and furniture repairs; bicycle, lawn mower, leather goods, locks, guns and musical instrument repairs; business machine and typewriter repairs; similar specialized repair services;

*Domestic rental.* Renting or leasing small miscellaneous merchandise, products or goods;

*Horticultural nursery sales.* Plants, flowers, shrubs, bulbs and flower seeds; farm hardware and production supplies; miscellaneous gardening supplies;

*Personal service establishment.* Beauty and barber services; garment mending; alteration and related minor pressing services; laundry and dry cleaning pickup establishments;

self-service or coin-operated laundromat services; fur repair and storage services; shoe shining and shoe repair; watch, clock and jewelry repair services; taxidermist service; commercial photographic services; astrology and fortunetelling services; other personal services of a similar nature;

*Secondhand store.* Used clothing; used furniture; used books; flea market; similar miscellaneous used merchandise and goods; incidental repair departments. Excludes pawnshops.

*Research and testing laboratory.*

*Restaurant.* Eating and drinking establishment serves to pedestrian oriented customers. Excludes community resource facilities.

*Roadside fruit and vegetable sales.* Field crops, fruit, tree nuts and vegetables; outdoor display; accessory packing crating and shipping.

*Small animal boarding kennel.* Boarding and keeping of dogs and/or other specialty animals; includes grooming facilities.

*Solid waste disposal facilities.*

*Temporary commercial amusement.*

*Temporary construction activities.*

*Temporary/day labor services.* Includes facilities that employ temporary workers on a daily or shortterm basis. Such services would generally employ persons for trades such as agriculture, construction, landscaping, manufacturing, and other low-skilled manual labor activities and are customarily paid at the job site on a daily or weekly basis. Temporary/day labor shall not include professional, clerical and other skilled or administrative employment services.

*Temporary noncommercial amusement facility.*

*Travel trailer.*

*Veterinarian and animal hospital.* Includes grooming and boarding facilities.

*Welding establishment.*

*Wholesale and storage includes:*

*Construction and contractor yard.* Builders, subdividers and developers; general building, heavy construction and special trade contractors; plumbing, painting, electrical work and carpentry contractors; other building and structural construction of a similar nature; incidental equipment, materials and related items; incidental maintenance facilities;

*Heating fuel sales.* Heating fuel oil, bottled gas, wood and other substances of a similar nature;

*Non-retail sales and service.* Wholesaling and warehousing; open and tank storage; other non-retail sales and functions of a similar nature; excludes junkyards.

\*Note: The administrative official shall classify existing and future uses of premises based upon the uses reflected on this schedule in accordance with the land use definitions contained in article XI, section 11.2 of these land development regulations.