

**PORT MANATEE ENCOURAGEMENT ZONE
PDEZ-08-21 (Z)(G)(R2)**

PDEZ-08-21 (Z)(G)(R2)

AREA C

Acreage - 254.7

Height, Bulk, Dimensional, & Landscape Requirements:

Zone C- Max. Height- 55 ft.
Min. Setbacks- 25'-F, 20'-S, 35'-R
FAR- .75 in IL
Roadway Buffer- 20 ft. per 603.21.6.1
20 ft. screening buffer along rear property line
of 3 southern lots

The minimum landscape open space is 15%

USES IN IL

- | | |
|---|--|
| <ul style="list-style-type: none"> Agricultural Research Facilities Short Term Agricultural Uses Agricultural Products Processing Plants Agriculture Farming Service Establishments Industrial Service Establishment Motor Vehicle Repair, Major (not allowed in C-1) Office Drive-Thru Eating Establishment Farm Equipment and Supply Establishment Service Station Eating Establishment Bank Drive Thru Dry Cleaners, Pick-Up Exterminating and Pest Control Hotels Printing, Medium Printing, Heavy Wholesale Trade Establishment Light Manufacturing Research and Development Activity Antenna Camouflaged Tower (150' Max.) Gas Pumps Guyed Tower Lattice Tower (400' Max) Monopole Towers Post Offices Public Community Use Public Use Facility Radio, TV, Communications, & Microwave Facilities Utility Use Outdoor Advertising Signs Lumberyard Outdoor Storage Towing Service Establishment Minor Earthmoving Major Earthmoving Passive Recreational Uses Day Care Facilities (Accessory) Bus RR Passenger Station Helistop (not allowed in C-1) Intermodal Terminal Motor Freight Terminal Motor Pool Facilities Warehouse Mini-warehouse | <ul style="list-style-type: none"> Construction services establishment Building materials establishment Motor vehicle sales, rental & leasing School of special education Neighborhood retail Bank Business services Professional office |
|---|--|

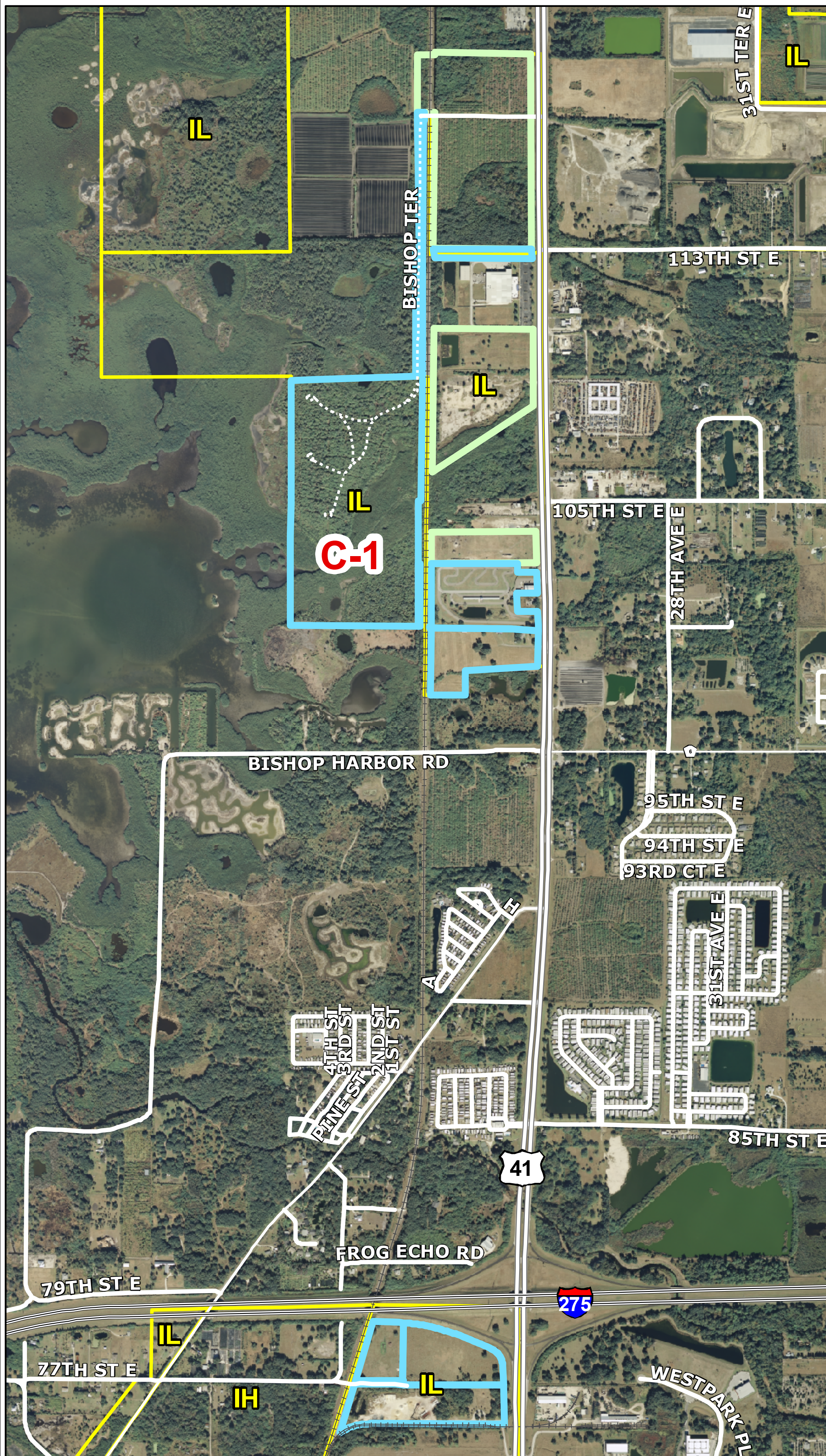
See zoning ordinance PDEZ-08-21 (Z)(G)(R2) for C-1 development conditions

EXISTING EZ PARCELS

NEW PARCELS

- 600700059
- 602400059
- 621910209
- 621910309
- 622410058

- 621910409
- 622116002
- 623600053
- 674600002
- 675210059
- 675820005



NEW EZ PARCELS
 EXISTING EZ PARCELS
 FUTURE LAND USE
 ROADS

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0 500 1,000 1,500 2,000
Feet

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