

Table 2.02.01: ALLOWABLE USES IN ZONING DISTRICTS

LAND USE	P1	A1	RVL	RL	R1	R2	R3	R4	R5	RM	R6	C1	C2	MU	I1	T1	Z1
RESIDENTIAL																	
Single Family																	
Attached								P	P	P	P	SE	SE	P			
Detached		P	P	P	P	P		SE	P	P	P	SE	SE	P			SE ¹
Manufactured Home / Mobile Home					SE	P	P	SE	P	SE	P	SE	SE	P ²			SE ³
Two Family								P	P	P	P	SE	SE	P			
Multi Family								P ⁴	P ⁴	P ⁴	P ⁴	SE	SE	P ⁵			
Mobile Home Park							P										
Accessory Residential Uses ⁶		P			P	P	P		P								
Accessory dwellings ⁷														P			
Dwellings for custodian / maintenance personnel	P						P							P			
Home Occupation		P	P	P	P	P	P	SE	SE	P	SE	SE	SE	P			
Accommodations																	
Hotel/ Motel												SE	SE	P			
Resort Condominiums												SE	SE	P			
Timeshare Vacation Units												SE	SE	P			
Recreational Vehicles ⁸												SE	SE				
Room & Board								SE				SE	SE	P			
Bed & Breakfast								SE	SE	SE	SE	SE	SE	SE			
Institutional Living																	
Nursing Home								SE				SE	SE	P			P
Group Home			SE	SE	SE	SE		SE	SE	P	SE	SE	SE	P			P

“P” – Permitted Use

“SE” – Special Exception

¹ Unit is in association with principle structure and used for security purposes

² New manufactured / mobile homes prohibited in the Coastal High Hazard Area

³ Unit is in association with principle structure and used for security purposes

⁴ Restricted to areas with public water & sewer

⁵ Restricted to areas with public water & sewer

⁶ Such as swimming pools, utility & storage buildings and private garages

⁷ One dwelling unit which is accessory to a permitted use and located on the same lot

⁸ Travel trailers, camping trailers, truck campers, motor homes, park trailers (as defined in FL Statutes 320.08 as amended by SB 1204 effective 7/1/85) and collapsible ancillary structures on individual vehicle sites

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General Sales & Services																	
Florist Shop												P	SE	P			
Office Supply												P	SE	P			
Pharmacy												P	SE	P			
Convenience Retail												P	SE	P			
Liquor Store												P	SE	P			
Building Supply (Retail)												P	SE	P			
Pawnshop												P	SE	P			
Plant Nursery												P	SE	P			
Shopping Center												P	SE	P			
Banks/ other financial businesses											P	P	SE	P			
Beauty/ Barber Shops											P	P	SE	P			
Duplicating Services												P	SE	P			
Kennel												P	SE	P			
Restaurant												P	SE	P		P	
Interior Decorating												P	SE	P			
Laundromats/ dry Cleaning Pickup												P	SE	P			
Photographic Studio												P	SE	P			
Travel Agency											P	P	SE	P			
Dance Studio												P	SE	P			
Personal Services												P	SE	P			
Auto service station												P	SE	P			
Auto Service/ Repair												P	SE	P			
Car Wash												P	SE	P			
Amusements (indoor)												P	SE	P			
Cabinet Shop (Custom)												P	SE	P			
Rental Shop												P	SE	P			
Repair Shop (Small appliance)												P	SE	P			
Food Service												P	SE	P			
Tavern												P	SE	P		P	
Philanthropic, Institutional / organization Offices								SE		SE	P	P	SE	P			

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General Sales & Services																	
Professional Office										SE	P	P	SE	P			
Retail Store												P	SE	P			
Retail sales												P	SE	P			
Veterinarian/ animal hospital												P	SE				
Dry cleaning plant												P	SE		P		
Laundry plant												P	SE		P		
Lumber yard and wood products															P		
Pest control												P	SE	P	P		
Sign painting															P		
Vehicle sales ⁹												SE	SE		P		
Flea market												SE	SE	SE	SE		
Heavy vehicle maintenance and repair															P		
Manufacturing & Wholesale Trade																	
Wholesale distribution												P	SE	P	P		
Wholesale/ retail sales ¹⁰												P	SE	P	P		
Laboratories (Testing)															P		
Mini-warehouse												P	SE		P		
Warehouse															P		
Bakery (wholesale)												P	SE	P	P		
Building supply (wholesale)															P		
Cabinet shop (wholesale)												P	SE	P	P		
Drug processing															P		
Food processing															P		
Machine shop															P		
Manufacturing, light															P		
Manufacturing															SE		
Metal fabrication															SE		
Painting shop															SE		
Materials storage															SE		
Recycling center															SE		
Tank farm															SE		
Cottage Industry			SE	SE	SE												

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⁹ vehicle sales, repair and parts including autos, trucks, recreational vehicles, mobile homes, boats, farm implements, provided the businesses may have limited service departments incidental thereto, provided such work is carried on altogether within the building. Open display and storage is permitted.

¹⁰ Wholesale/retail sales of those items manufactured on site, or items closely related to those items manufactured on site

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Marine																	
Berthing													SE			P	
Boat Storage (Wet and Dry)													SE			P	
Fueling and bilge pump													P			P	
Seafood processing & packaging													P			P	
Boat Construction /Repair Yard													P			P	
Freezer warehouse																P	
Ice Manufacturing													P			P	
Electronic equipment & diesel engine repair																P	
Port Administration Facilities													P			P	
Coast Guard Facilities																P	
Marine Patrol Facilities																P	
Sewage Treatment Facility																P	
Boat Building including Marine ways																P	
Sale & Rental of Fishing Equipment/Supplies																P	
Marine Educational Facilities																P	
Seafood storage & distribution													P			P	
Yacht/Boat Sales																P	
Recreational Marina																P	
Sport fishing/sailing club																P	
Docking & raw storage of logs																P	
Facilities for the import & export of furniture																P	
Facilities for the import & export of ceramic tile																P	
Docking & Landing of commercial fishing boats													P				
Marine Hardware Facilities													P				
Net Weaving Facilities													P				
Marine culture shore facilities													P				
Shellfish rearing & fattening facilities													P				
Crab culture facilities													P				

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Transportation, Communication, Information & Utilities																		
Utility structures ¹¹		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public utility stations/ structures ¹²		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parking lots ¹³												P	P	P	P	P	P	P
Light industry ¹⁴																P		
Stormwater detention/ retention areas		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Air Force Tracking Stations																		P
Sewage treatment facilities																		P
Arts, Entertainment & Recreation																		
Private Non commercial Recreational Facilities						P	P	P	P	P	P				P			
Golf Courses						P	P		SE									
Private clubs for recreational use									SE	P	P	P			P		P	
Private club									SE	SE	SE	SE			P		P	
Private social and recreational clubs						P	P	P	SE	SE	SE	SE	P	P	P		P	
Outdoor recreation									SE	P							P	
Printing and publishing													SE	SE	SE	P		
Recreation facilities									SE	P		P	SE	SE	SE		P	P
Parks		SE	P	P		P	P	P	P	P		P	SE	P	P	P	P	P

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¹¹ Utility structures owned / or operated by the City of Carrabelle

¹² Public utility stations/ structures (except stations / structures owned and operated by the City) including transmission wires, guy wires, poles and pipelines as needed to install and maintain approved utility services

¹³ Parking lots for adjacent office or commercial uses existing on the effective date of this code

¹⁴ Light industry consistent with the Airport Master Plan

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Education, Public Administration, Health Care & Other Institutional																		
Public Buildings ¹⁵						P					SE	P	P	P	P	P	P	P
Fire Stations						SE	SE	SE	SE	SE	SE	SE		SE	P	P	P	P
Police Stations									SE	SE	SE	P					P	P
Churches or other religious structures							SE	SE	SE	SE	SE	SE	P	P	P			
Day Care						SE	SE	SE	SE	SE	SE	SE			SE			
Schools						SE	SE	SE	SE	SE		SE						P
Schools (commercial)													P	P	P			P
Vocational-technical school													P	P	P	P		P
Government offices and facilities									SE			P						P
Medical and dental clinic									SE			P	P	P	P			P
Funeral Home																		
Cemeteries			P															P
Hospital									SE				SE	SE				SE
Philanthropic organization									SE		SE	P	P	P	P			P
Agriculture, Forestry, Fishing & Hunting																		
Agriculture / Aquaculture Programs			SE															
Farming			P															
Raising of Animals, Reptiles & Poultry			P															
Wildlife Preserves		P				P												
Hunting Preserves		P																
Conservation parks (public or private)		P																P
Open space		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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¹⁵ Public buildings or uses owned / or operated by the City including community buildings, parks, picnic areas and other recreational uses