

EXHIBIT 'A'

TITLE XVII: LAND DEVELOPMENT CODE

CHAPTER 173: ZONING

PART 1: GENERAL PROVISIONS

* * *

SECTION 173.021 SCHEDULE OF USES

Tables 173-1, 173-2 and 173-3 list the uses that are permitted in the various zoning districts. Uses not expressly listed in the tables as Permitted (P) or Conditional (C) are prohibited and shall not be established in that district. If a question arises as to the interpretation of any permitted uses, such interpretation shall be made by the City Manager or designee.

A mix of uses on a single site is allowed in all districts, except the single-family districts, provided the proposed uses are allowed in the applicable district. If any use in a proposed mixed-use development requires Conditional Use approval, the entire mixed-use site must be reviewed under the Conditional Use process.

Table 173 - 1. Uses in Residential Districts

USE	See Section	GU	RR	RE	SRE	RS-1	RS-2	RS-3	RT-10	RMH	RM-15	RM-20
AGRICULTURE USES												
Agriculture		P	P									
Agricultural products sales	174.032	C	C									
Keeping or raising for sale of horses, ponies, cows and other livestock provided that the total of all such animals shall not exceed one (1) for each ½ acre of lot area.		P	P									
Keeping or raising for sale of small		P	P									

City of Palm Bay, Florida
Ordinance 2025-05

USE	See Section	GU	RR	RE	SRE	RS-1	RS-2	RS-3	RT-10	RMH	RM-15	RM-20
domestic animals, birds or fish.												
Keeping or raising for sale of small farm animals, such as goats, chickens, pigs, and other small animals typically found on a farm, provided the total of all such animals shall not exceed five (5) for each ½ acre of lot area. ⁽⁴⁾		P										
RESIDENTIAL USES												
Accessory dwelling units	174.003	P	P	P	P	P	P	P	P	P	P	P
Assisted living facilities, Large												P
Assisted living facilities, Small					P	P	P	P	P		P	P
Cluster subdivision	173.030					C	C	C				
Community residential homes					P	P	P	P	P		P	P
Duplexes									P		P	
Group homes					P	P	P	P	P		P	P
Mobile home parks	173.033									P		
Mobile home subdivisions	173.033									P		
Multi-family dwellings	173.031										P	P
Nursing homes												P
Single-family dwellings		P	P	P	P	P	P	P	P		P	
Townhomes	173.032								P		P	P
NON-RESIDENTIAL USES												
Antennas and transmitters			C									
Cemeteries without crematoriums			C									

City of Palm Bay, Florida
Ordinance 2025-05

USE	See Section	GU	RR	RE	SRE	RS-1	RS-2	RS-3	RT-10	RMH	RM-15	RM-20
Churches ^{(1) (3)}		C	C	C	C	C	C	C	C	C	C	C
Clubs, lodges, and fraternal organizations ^{(1) (3)}		C	C									C
Communication towers and facilities	174.035	P										
Crematoriums	174.038	C										
Family day care home, large							C	C	C		P	P
Family day care home, small			P	P	P	P	P	P	P	P	P	P
Kennels ^{(1) (3)}		C	C									
Marinas												C
Mining	174.043	C										
Public and private golf courses		P	C									
Public parks and recreational facilities		P	P	P	P	P	P	P	P	P	P	P
Public uses		P	C								P	P
Public utility equipment and facilities		P	C ⁽¹⁾	P	P	P	P	P	P	P	P	P
Public utility equipment and facilities, major				C	C	C	C	C	C		C	C
Wedding venues	174.051		C									

P = Permitted Use; C = Conditional Use; Blank cell = Prohibited

⁽¹⁾ Required Conditional Use if the site is larger than one acre.

⁽²⁾ The site shall have direct access to a collector or arterial roadway.

⁽³⁾ All buildings on the site shall be set back a minimum of 20 feet (50 ft. for commercial dog kennels) from all property lines or meet the district setbacks, whichever are greater.

⁽⁴⁾ The acreage used in determining the number of animals that may be kept upon the premises may only be used for one type of animal. For example, an acre of land would allow for 2 horses, but it would not allow for an additional 5 goats. The land needed to support one type of animal cannot in turn be counted to permit further animals. This provision is to protect the health of the animals and to ensure the residential character of the neighborhood is maintained.

Table 173 - 2. Uses in Office, Commercial and Mixed-Use Districts

USE	See Section	OP	RC	NC	CC	GC	HC	CMU	UMU
COMMERCIAL - RETAIL USES									
Brewpub							P		P
Drinking establishments	174.039				P	P	P	P	P
Drive-through establishments			P	C ⁽³⁾	P		P		
Equipment sales, rental, leasing						P			
Fuel stations	174.041			C	C		C		
Plant nurseries and green houses	174.010		C ⁽⁵⁾	C	P	P			
Restaurants/eating establishments	174.009 & 174.039		P ⁽⁵⁾	P ⁽²⁾	P	P	P	P	P
Retail establishment	174.010		P ⁽⁵⁾	P ⁽²⁾	P	P	P	P	P
Vehicle, major recreational equipment, and mobile home sales, rental, leasing, and storage	174.049				P	P	P		
COMMERCIAL - SERVICE USES									
Banks and financial institutions		P	P ⁽⁵⁾	P ⁽¹⁾	P	P	P	P	P
Car wash (principal use)					C		C		
Contractors' offices	174.036		P ⁽⁵⁾			P	P		
Funeral homes			P ⁽⁵⁾	P ⁽¹⁾	P	P	P	P	
General offices		P	P	P ⁽²⁾	P	P	P	P	P
Medical and dental labs					P	P		P	P
Pet day care	174.044			P ⁽¹⁾	P	P	P	P	P
Service establishments, business			P ⁽⁵⁾	P ⁽¹⁾	P	P	P	P	P
Service establishments, intensive			C ⁽⁵⁾		C	P	P		
Service establishments, personal			P ⁽⁵⁾	P ⁽¹⁾	P	P	P	P	P
Tattoo parlors				P ⁽¹⁾	P	P			
Vehicle and major recreational equipment repair, heavy	174.049				C	P	P ⁽³⁾		

City of Palm Bay, Florida
Ordinance 2025-05

USE	See Section	OP	RC	NC	CC	GC	HC	CMU	UMU
Vehicle and major recreational equipment repair, light	174.049				P	P		P	P
Veterinarians and veterinary clinics (no boarding of animals)		C	P ⁽⁵⁾	P ⁽¹⁾	P	P		P	P
INDUSTRIAL WAREHOUSING USES									
Assembly of components manufactured off-site						P	P		
Self-storage facilities	174.047				C	C	C		
INSTITUTIONAL USES									
Childcare facilities			P ^(3,5)	P ⁽²⁾	P	P	P	P	P
Churches		C ⁽⁴⁾		P ⁽²⁾	P	C ⁽⁴⁾	P	P	P
Convention centers						P	P		P
Corrections facilities	174.037								
Crematoriums	174.038				C				
Educational institutions (3,4,6)			C		C	C	C	C	C
Government establishments		C	P	P	P	P	P	P	P
Hospitals			C ⁽⁵⁾	C	P		P	P	C
Urgent care center				P ⁽¹⁾		P	P	P	
LODGING USES									
Bed and breakfast inns								P	P
Guest cottages					P				
Hotels, motels, tourist courts					P		P	P	P
RECREATION USES									
Arcades/amusement centers	174.033				P		P		
Clubs, lodges, and fraternal organizations			C ⁽⁵⁾	C ⁽¹⁾	P	P		P	P
Dance clubs	170.039						C	P	P
Event halls	174.040					C		P	P
Golf courses and clubhouses							P	P	
Public recreational facilities		P		P	P	P	P	P	P
Recreation, indoor				C ⁽¹⁾	P ⁽⁴⁾	P ⁽⁴⁾	P ⁽⁴⁾	P	P
Recreation, nature								P	P
Recreation, outdoor							C		C

City of Palm Bay, Florida
Ordinance 2025-05

USE	See Section	OP	RC	NC	CC	GC	HC	CMU	UMU
Recreational vehicle (RV) park	174.045					C	C		
Small event space				C ⁽¹⁾	P	P	P	P	P
RESIDENTIAL USES									
Group homes								P	P
Multi-family dwellings	173.031							P	P
Nursing homes			C ⁽⁵⁾	C	P		P		
Single family dwellings								P	
Townhomes	173.032							P	
Zero-Lot-Line	173.034							P	
TRANSPORTATION USES									
Boat storage (wet and dry)					C				
Marinas					C		C	C	C
Parking garages (principal use)					P	P	P		P
Surface parking lots (principal use)							P		
UTILITY USES									
Communication towers and facilities	174.035				C	C	C		
Communication towers and facilities, camouflaged	174.035	C							
Public utility facilities		C	C ⁽⁵⁾	C	P	P	P	P	P

P = Permitted Use; C = Conditional Use; Blank cell = Prohibited

(1) Not to exceed 5,000 gross square feet

(2) Establishments exceeding 5,000 sq. ft. of floor area require Conditional Use review.

(3) The lot shall have frontage on an Arterial or Collector Roadway

(4) The site must be at least 1 acre in size and shall have direct access to a collector or arterial roadway; All buildings shall be setback a minimum of 20 feet (50 ft. for commercial dog kennels) from all property lines or meet the district setbacks, whichever are greater.

(5) Minimum fifteen thousand (15,000) square foot lot.

(6) The site shall be designed based on the maximum capacity of the facility.

Table 173 - 3. Uses in Industrial and Other Districts

USE	See Section	I	II	III	IV
COMMERCIAL - RETAIL USES					
Fuel stations	174.041	C	C		

City of Palm Bay, Florida
Ordinance 2025-05

USE	See Section	☐	☒	☑	☑
Restaurants/eating establishments	174.039 174.009	C			
Vehicle, major recreational equipment, RV, and mobile home sales, rental, leasing, and storage	174.049	P	P		
COMMERCIAL - SERVICE USES					
Brewpubs		P			
Building materials establishment		P	P		
Medical Recycling Facility		P	P		
Research and development facilities		P	P		
Service establishments, intensive		P	P		
Service establishments, personal		P	P		
Vehicle and major recreational equipment repair, light and heavy	174.051	P	P		
Veterinary hospitals and clinics (including boarding of animals)		P	P		
INDUSTRIAL/WAREHOUSING USES					
Assembly of components manufactured off- site		P	P		
Breweries/distilleries		P	P		
Fuel, propane, and natural gas dispensaries	174.041	C	P		
Industrial, heavy		C	P		
Industrial, light		P	P		
Self-storage facilities	174.048	P	P		
Storage of towed vehicles			P		
Warehousing		P	P		
Welding and machine shops			P		
Wholesaling		P	P		
INSTITUTIONAL USES					
Cemetery				C	
Childcare facilities		C			
Churches				P	
Convention centers		P			
Corrections facilities	174.036	C	C		
Crematoriums	174.037		C		
Educational institutions ^(1,2,3)		C	C	P	
Government establishments		P	P	P	C
Hospitals				C	
Group home				P	
RECREATION USES					
Adult entertainment establishments	174.031	P			

City of Palm Bay, Florida
Ordinance 2025-05

USE	See Section	⌋	⌋	⌋	⌋
Public parks, playgrounds or other public recreational facilities				P	P
Recreation, nature					C
>>Recreation, indoor<<		>>P<<			
RESIDENTIAL USES					
Assisted living facilities, small and large				C	
Community Residential Homes				C	
Nursing homes				C	
Rooming House				C	
Single family dwellings					C
TRANSPORTATION USES					
Airports				C	
Freight handling and transportation terminals		C	P		
Parking garages (as principal use)				P	
UTILITY USES					
Communication towers and facilities	174.034	P	P		
Communication towers and facilities, camouflaged	174.034			P	
Public utility facilities		P	P	P	
Radio or television transmitter, towers or broadcasting facilities		P	P		
Salvage Yards	174.047		P		
Tree and landscape recycling	174.049	C			

P = Permitted Use; C = Conditional Use; Blank cell = Prohibited

(1) The lot shall have frontage on an Arterial or Collector Roadway

(2) The site must be at least 1 acre in size and shall have direct access to a collector or arterial roadway; All buildings shall be set back a minimum of 20 feet from all property lines or meet the district setbacks, whichever are greater.

(3) The site shall be designed based on the maximum capacity of the facility.

* * *