

The Ocoee State Road 50 Special Development Plan, also referenced in Section 5-3.2 and part of Ordinance 98-12, may be purchased from the City of Ocoee Planning Division.

TABLE 5-1
PERMITTED USE REGULATIONS

"P" = Permitted Use in that Zoning District Refer to Table 5-2 for setbacks and other development requirements.
 "S" = Special Exception in that Zoning District (requires advertised public hearings).
 " - " = This Use is not permitted in this Zoning District

USE	A-1	A-2	RCE-1 RCE-2	R-1A R-1	R-1AAA R-1AA	R-2	R-3	RT-1	PS	C-1	C-2	C-3	I-1	I-2
AGRICULTURAL USES														
Agriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Agricultural Processing	P	P	P	P	P	P	P	P	-	-	-	-	-	-
RESIDENTIAL USES														
Adult Congregate Living Facility (ACLF)	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Community Residential Home, Major	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Community Residential Home, Minor	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Dwelling, Single-Family	P	P	P	P	P	P	P	-	-	S	-	-	-	-
Dwelling, Two-Family	P	-	-	-	-	P	P	-	-	-	-	-	-	-
Dwelling, Multi-family	-	-	-	-	-	-	P	-	-	-	-	-	-	-
Dwelling, Mobile Home	P	-	-	-	-	-	-	P	-	-	-	-	-	-
Mixed-Use Development (Mixed-use development will be allowed by PUD and special use districts adhering to the requirements specified in Article IV)	-	-	-	-	-	-	-	-	S	S	S	S	S	-
Mobile Home Development	-	-	-	-	-	-	-	P	-	-	-	-	-	-
Nursing Home	-	S	S	-	-	-	S	-	-	-	P	P	P	-
COMMERCIAL USES														
Adult Entertainment Establishments	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Appliance Store	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Automotive Body Repair	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Automobile Parking Lot	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Automobile Repair	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Automobile Sales (New and Used)	-	-	-	-	-	-	-	-	-	-	S	P	P	-

Automobile Service Station	-	-	-	-	-	-	-	-	-	-	-	p**	p**	P
Automotive Wrecking or Salvage Yards	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Bar (associated with restaurant seating 45 people)	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Bars and Cocktail Lounges	-	-	-	-	-	-	-	-	-	-	S*	P	P	-
Boat Sales and Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Bus Terminal	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Car Wash	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Clinic, Dental or Medical	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Commercial, Convenience	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Commercial, Convenience with Gas Sales	-	-	-	-	-	-	-	-	-	-	S	P	P	P
Commercial, Retail	-	-	-	-	-	-	-	-	-	-	P	P	P	S
Department Store	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Equipment Sales	-	-	-	-	-	-	-	-	-	S	P	P	P	P
Funeral Parlor	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Furniture Repair and Upholstery	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Furniture Store	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Gallery/ Museum	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Gas Station	-	-	-	-	-	-	-	-	-	-	S	P	P	-
Grocery Store/ Supermarket	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Heating and Air Conditioning Sales and Service with outside storage	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Heating, Ventilating, Plumbing Supplies, Sales, & Service	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Hospital	-	S	S	-	-	-	-	-	-	-	P	P	P	-
Hotel or Motel	-	-	-	-	-	-	-	-	-	-	S	P	P	-
Interior Decorating Store	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Live Entertainment Establishment	-	-	-	-	-	-	-	-	-	-	-	S	-	-
Liquor Store, No on-premise consumption	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Miniature Golf Course/ Driving Range	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Mobile Home and Travel Trailer Sales	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Monument Sales	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Motor Vehicle Wholesale	-	-	-	-	-	-	-	-	-	-	-	P	P	P

Movie Theater	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Music, Radio, TV Shop	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Nursery/ Garden Supply Store	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Pre-Fabricated House Sales	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Printing, Book Binding, Lithograph, and Publishing Plants	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Professional Offices	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Radio Broadcasting and TV Stations, Studios, & Offices	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	S	S	S
Restaurant	-	-	-	-	-	-	-	-	-	p***	p***	p***	p***	P
Self-storage facility	-	-	-	-	-	-	-	-	-	-	-	S	S	-
Sign Painting Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Veterinary Hospitals and Kennels when confined within structure	-	-	-	-	-	-	-	-	-	-	-	P	P	-
INDUSTRIAL USES														
Borrow Pits	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Industrial Park	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Industrial, Light	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Truck Stop	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Warehousing/ Distribution	-	-	-	-	-	-	-	-	-	-	-	-	P	P
PUBLIC AND SEMI-PUBLIC USES														
Child Care Facilities	-	-	-	-	-	S	S	-	-	S	S	S	S	-
Church	P	P	P	S	S	S	S	S	-	S	S	S	-	-
Club or Community Use	-	-	-	-	-	-	S	-	S	S	S	S	-	-
Conservation Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Golf Course/ Country Club	P	P	P	P	P	P	P	-	-	-	P	P	P	P
Public Service or Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Public Service, Essential	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation Facility, Commercial	-	-	-	-	-	-	-	-	-	-	P	P	P	P

Recreation Facility, Neighborhood	P	P	P	S	S	S	S	S	S	S	S	S	S	S
School	P	P	P	S	S	S	S	S	S	S	S	S	-	-
Telecommunications Service Facilities	Refer to Article V, Section 5-19 and Map 5-19.													

* Bars and Cocktail Lounges are permitted by Special Exception in the C-2 zoning district, except as otherwise specifically permitted by separate ordinance or elsewhere in the Code.

** In Special Overlay Districts:

1. Facilities shall be limited to three (3) bays, unless a waiver is granted by the City Commission.
2. No bays shall be visible from any public right-of-way.

*** In Special Overlay Districts:

1. New drive-through fast food restaurants may not have access or be located directly onto an arterial or collector roadway as designated by the City of Ocoee.
2. No drive-through lane(s) shall be visible from any public right-of-way.

**** In Special Overlay Districts:

1. Self-storage is permitted only as an accessory use. An accessory use shall be defined as no more than thirty-five (35) percent of the building or parcel of land may be used for self-storage. If the mix of uses is separated on site, the self-storage area(s) visible from the roadways must be lined with office or retail frontage.
2. Any self-storage facility with frontage on an arterial street must be located behind a retail business.