

ORDINANCE NO. 26-10/ LDCT-26-01
COUNTY-INITIATED LAND DEVELOPMENT CODE TEXT AMENDMENT: EXEMPTION FROM
MINIMUM LOT SIZES WITHIN THE URBAN SERVICE AREA PLN2601-0028

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE (AS AMENDED, THE "CODE"); PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING CHAPTER 1. GENERAL PROVISIONS SECTION 107.8, NONCONFORMING LOTS, CHAPTER 4. ZONING SECTION 401.3 BULK AND DIMENSIONAL REGULATIONS, SECTION 401.4, AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS, TABLE 4-5. BULK AND DIMENSIONAL STANDARDS FOR AGRICULTURAL AND SINGLE-FAMILY DISTRICTS, TABLE 4-6, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR DUPLEX AND MULTI-FAMILY RESIDENTIAL DISTRICTS, TABLE 4-7, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR MOBILE HOME DISTRICTS, TABLE 4-8, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR OFFICE, COMMERCIAL AND MIXED-USE DISTRICTS, TABLE 4-9, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR INDUSTRIAL, EXTRACTION AND INSTITUTIONAL DISTRICTS, ADDING A NEW SECTION: SECTION 401.6, MINIMUM LOT SIZE EXEMPTION WITHIN THE URBAN SERVICE AREA HEREINAFTER THE "MINIMUM LOT SIZE EXEMPTION"; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A LIMITED PERIOD OF TIME WITHIN WHICH APPLICANTS MAY SUBMIT APPLICATIONS FOR THE MINIMUM LOT SIZE EXEMPTION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Manatee County:

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Part II of Chapter 163, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. The proposed text amendment includes Chapter 4 – Zoning: Section 401.6 Minimum Lot Size Exemption within the Urban Service Area.
2. The County has initiated Land Development Code Text Amendment No. LDCT-26-01 (the "LDC Text Amendment") to amend the Land Development Code ("LDC") to remove the minimum lot size requirements of unplatted lots within the Urban Service Area, as defined in "Map K" of the Comprehensive Plan.
3. The Manatee County Planning Commission has been duly designated in Section 301, Land Development Code as the Local Planning Agency of the County.
4. Section 163.3174(4)c, Florida Statutes, provides that the Local Planning Agency shall review

proposed land development regulations and make recommendations to the governing body as to consistency of the proposed land development regulations with the adopted Comprehensive Plan.

5. Section 301.1.D., Land Development Code, authorizes the Planning Commission to hold public hearings and make recommendations as to proposed amendment to the text of the Land Development Code.
6. The Planning Commission, acting in its capacity as the Local Planning Agency, held a duly noticed and advertised public hearing on August 13th, 2026, as to the proposed LDC Text Amendment and found it to be consistent with the Manatee County Comprehensive Plan and the standards for review in Section 341, Land Development Code and has recommended their adoption to the Board.
7. The Board of County Commissioners held duly noticed and advertised public hearing on September 3, 2026, and October 8, 2026, to receive public comments and consider the recommendation of the Planning Commission as to the LDC Text Amendment.
8. The adoption of the LDC Text Amendment will foster and preserve the public health, safety, and welfare and aid in the harmonious, orderly, and progressive development of Manatee County and thus will serve a valid public purpose.

Section 3. Adoption of the Land Development Code Text Amendment:

The Land Development Code Text Amendment attached to this Ordinance and incorporated herein as Exhibit “A” is hereby adopted as an Amendment to the Land Development Code of the County. The Land Development Code Text Amendment shall consist of the following Chapter and Section of the Land Development Code as set forth in the following Exhibit “A”, with deleted text indicated by ~~strikethrough~~ and added text indicated by underline:

CHAPTER 1, GENERAL PROVISIONS

- Amend Section 107.8 to provide the new exemption from minimum lot size for qualifying properties within the Urban Service Area to be recognized as a legal conformity.

CHAPTER 4, ZONING

- Amend Section 401.3.C.1 to provide reference to new language established in Section 401.6.
- Amend the footnotes under Tables 4-4: Schedule of Bulk and Dimensional Standards for Village Districts, 4-5: Schedule of Bulk and Dimensional Standards for Agricultural and Single Family Residential Districts, 4-6: Schedule of Bulk and Dimensional Standards for Duplex and Multi-family Residential Districts, 4-7: Schedule of Bulk and Dimensional Standards for Mobile Home Districts, 4-8: Schedule of Bulk and Dimensional Standards for Office Commercial and Mixed Use Districts, and 4-9: Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts, to provide reference to new language established in Section 401.6.

- Create a new Section 401.6, Minimum Lot Size Exemption within the Urban Service Area, to provide a pilot program to encourage development and revitalization within the Urban Service Area by better utilizing available space and providing for both commercial and residential uses on lots which do not meet the minimum lot size standards.

Section 4. Codification. The publisher of the County's Land Development Code, CivicPlus, is directed to incorporate the amendment in Section 3 of this Ordinance into the Land Development Code.

Section 5. Applicability. The amendment set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter. The deadline for applicants to submit applications to request to qualify a parcel within the Urban Service Area, for the Minimum Lot Size Exemption, to the Development Services Department, as provided for herein, shall be December 31, 2030, unless extended by an amendment to this Ordinance by the Board of County Commissioners. The limited duration of this application period has been established to accomplish appropriate planning and regulations for future development through the Land Development Code amendment process as described in Chapter 163, Part II, Florida and the Comprehensive Plan.

Section 6. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 8th day of October 2026.



**BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA**

By: 
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: 
Deputy Clerk

EXHIBIT “A”

107.8. - Nonconforming Lots.

A. **Applicability.** The establishment of a use on a nonconforming lot shall be allowed provided that the lot:

* * *

4. Is eligible for exemption from the minimum lot size as established in Section 401.6, Minimum Lot Size Exemption within the Urban Service Area.

* * *

401.3.C. - Lot Size Requirements.

1. *Generally.* Except as may be qualified by the provisions of the Code, including Section 107.8, Nonconforming Lots or Section 401.6, Minimum Lot Size Exemption within the Urban Service Area, no structure or part thereof shall hereafter be used, occupied or arranged for use on a lot which does not meet all the minimum lot size requirements presented for the zoning district in which such structure or land is located.

* * *

Section 401.4- Schedule of Area, Height, Bulk and Placement Regulations.

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Table 4-4: Schedule of Bulk and Dimensional Standards for Village Districts

	Village Myakka	Rubonia	Parrish ¹
DENSITY/INTENSITY			
Max. Residential Density ²	6.0	3.0	3.0
Max. Non-Residential FAR	0.23	0.23	0.23
Min. Open Space (%)	20	20	20
LOT STANDARDS			
Min. Lot Area (sq. ft.)²			
Single Family Detached	10,000	6,000	10,000
Single Family Semi-Detached	6,000	6,000	6,000
Duplex	8,000	5,000	8,000
Single Family Attached (interior lot/corner lot)	2,400/3,600	2,400/3,600	2,400/3,600
Individual Mobile Homes	217,800	217,800	217,800
Non-residential	10,000	10,000	10,000
Min. Lot Width (ft.)³			
Single Family Detached	75	60	75
Single Family Semi-Detached	50	50	50
Duplex	120	100	120
Single Family Attached (interior lot/corner lot)	24/34	24/34	24/34

Individual Mobile Homes	200	200	200
Non-residential	100	100	100
Min. Unit Floor Area			
Residential	600	600	600
MINIMUM SETBACKS (ft.)			
Front			
Single-Family Detached	20/25 ⁴	20/25 ⁴	20/25 ⁴
All other residential	25	25	25
Non-residential	25	25	25
Side			
Residential	10	8	10
Non-residential ⁵	10	10	10
Rear			
Residential	20	20	20
Non-residential ⁵	15	15	15
Waterfront ⁶	30	30	30
BUILDING HEIGHT			
Max. Height (stories)	3	3	3

FOOTNOTES:

Properties within an Overlay District must also comply with the standards of such district.

¹ For commercial properties in the Parrish Commercial Village Overlay District, also see Section 403.4. PCV—Parrish Commercial Village Overlay District.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

⁴ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

⁵ Twenty-five (25) feet when abutting a residential land use.

⁶ Waterfront setbacks may be reduced by five (5) feet for platted lots of record. Mobile homes and recreational vehicles are exempt from this waterfront setback requirement.

⁷ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area for further information.](#)

Table 4-5: Schedule of Bulk and Dimensional Standards for Agricultural and Single Family Residential Districts¹

	Agricultural		Single Family					
	A	A-1	RSF-1	RSF-2	RSF-3	RSF-4.5	RSF-6	RSF-9
DENSITY/INTENSITY								
Max. Residential Density ²								
	Per FLUC							
Max. Non-Residential FAR	0.23	0.23	0.23	0.23	0.23	0.35	0.35	0.35
Min. Open Space (%)	20	20	20	20	20	20	20	20
LOT STANDARDS								
Min. Lot Area (sq. ft.) ⁹								
Single-Family Detached	217,800 ³	43,560	30,000	15,000	10,000	7,000	6,000	4,000
Non-residential uses	217,800	43,560	30,000	15,000	10,000	7,000	6,000	4,000
Min. Lot Width (ft.) ⁴								
Single-Family Detached	200	100	100	80	75	70	60	40
Non-residential uses	200	100	100	80	75	70	60	40
MINIMUM SETBACKS (ft.)								
Front								
Single-Family Detached	50	50	40	25	25	20/25 ⁵	20/25 ⁵	15/25 ⁵
Other Allowed Uses	50	50	40	25	25	20 ⁵	20 ⁵	15 ⁵
Side⁸								
Single-Family Detached	10	10	10	10	10	8	8	5
Other Allowed Uses	10 ^{5, 6}	10	10	10	10	8	8	5
Rear								
Single-Family Detached	25	25	25	25	20	20	20	15
Other Allowed Uses	25 ⁶	25	25	25	20	20	20	15
Waterfront ⁷	30	30	30	30	30	30	30	30
BUILDING HEIGHT								
Max. Height (stories)	2	2	2	2	2	2	2	2

FOOTNOTES:

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ The minimum lot size cannot include wetlands, unless the standards of Section 401.3.C.3 are met.

⁴ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

⁵ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

⁶ Fifty (50) feet for mobile homes.

⁷ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁸ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

⁹ Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area for further information. Agricultural zoning districts are not included with the policy outlined in Section 401.6.

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Table 4-6: Schedule of Bulk and Dimensional Standards for Duplex and Multi-family Residential Districts¹

	Duplex			Multi-Family			
	RDD-3	RDD-4.5	RDD-6	RMF-6	RMF-9	RMF-12	RMF-16
DENSITY/INTENSITY							
Max. Residential Density ²	3.0	4.5	6.0	6.0	9.0	12	16
Max. Non-Residential FAR	0.35	0.35	0.35	0.35	0.35	0.35	0.35
Min. Open Space (%)	20	20	20	20	20	20	20
LOT STANDARDS							
Min. Lot Area (sq. ft.)¹⁰							
Single-Family Detached	8,000	7,000	6,000	6,000	6,000	5,000	4,000
Single-Family Semi-Detached	4,000 ³	4,000 ³	3,500	6,000	4,000	4,000	3,500
Duplex	8,000 ³	7,000	7,000	7,000	7,000	6,000	5,000
Single-Family Attached (interior lot/corner lot)	NA	NA	NA	2,400/3,400	2,400/3,400	No Min	No Min
Multi-Family	NA	NA	NA	7,000	10,000	No Min	No Min
Non-Residential Uses	12,000	8,000	7,000	6,000	10,000	6,000	6,000

Min. Lot Width (ft.) ⁴							
Single-Family Detached	75	70	60	50	50	40	40
Single-Family Semi-Detached	40 ³	40 ³	35	50	40	27	27
Duplex	75 ³	70	70	100	35	40	40
Single-Family Attached (interior lot/corner lot)	NA	NA	NA	24/34	24/34	No Min	No Min
Multi-Family	NA	NA	NA	100	100	No Min	No Min
Non-Residential Uses	75	80	70	50	100	50	50
MINIMUM SETBACKS (ft.)							
Front ⁵							
Single-Family Detached	25	25	25	20/25 ⁵	20/25 ⁵	15/25 ⁵	15/25 ⁵
Single-Family Semi-Detached	25	20 ⁶	20 ⁶	25	NA	15	15
Duplex	25	20 ⁶	25	25	25	15	15
Single-Family Attached	NA	NA	NA	25	25	15	15
Multi-Family	NA	NA	NA	25	25	15	15
Other Allowed Uses	25	25	25	25	25	15	15
Side ⁹							
Single-Family Detached	10	8	8	10	10	5	5
Single-Family Semi-Detached ⁶	10 ³ /15	10 ³ /15	8/15	10/15	10/15	5	5
Duplex	10 ³	10	8	10	10	5	5
Single-Family Attached	NA	NA	NA	10	10	5	5
Multi-Family	NA	NA	NA	10	10	5	5
Other Allowed Uses	15	15	15	15	10	5	5
Rear							
Single-Family Detached	20	20	20	20	20	15	15
Single-Family Semi-Detached	20	20	20	20	NA	15	15
Duplex	20	20	20	20	20	15	15
Single-Family Attached	NA	NA	NA	20	20	15	15
Multi-Family	NA	NA	NA	25 ⁷	25	20	20
Other Allowed Uses	20	20	20	25	25	20	20
Waterfront ⁸	30	30	30	30	30	30	30
BUILDING HEIGHT							

Max. Height (stories) ⁷	3	3	3	4	4	6	6
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FOOTNOTES:

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ Lots of record existing prior to 1981 shall contain a minimum of seven thousand (7,000) square feet and a width of seventy (70) feet to allow a duplex, or three thousand five hundred (3,500) square feet and thirty-five (35) feet in width for a single-family semi-detached unit. Side yard setbacks may be reduced to eight (8) feet. Existing duplexes may be split into semi-detached units provided that these minimum requirements are met.

⁴ The minimum lot width for corner lots shall be not less than fifteen (15) percent wider on both front yards than required in the district, except where both front yards equal or exceed one hundred fifty (150) feet each in width.

⁵ Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be administratively reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

⁶ Per side/where only one (1) side yard is provided.

⁷ Subject to the building height compatibility standards contained in Section 401.5.

⁸ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁹ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

¹⁰ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area for further information.](#)

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Table 4-7: Schedule of Bulk and Dimensional Standards for Mobile Home Districts

	Mobile Home1 RSMH-4.5	RSMH-6
DENSITY/INTENSITY		
Max. Residential Density ¹	4.5	6.0
Max. Non-Residential FAR	0.35	0.35
Min. Project Area (acres)	20	20
MIN. OPEN SPACE (%)		
Residential	20	20
Non-Residential	15	15

LOT STANDARDS		
Min. Lot Area (sq. ft.) ⁴		
Single-wide M.H. Site	3,000	3,000
Double-wide M.H. Site	4,000	4,000
Triple-wide M.H. Site	4,750	4,750
Non-residential use	10,000	10,000
Min. Lot Width (ft.)		
Single-wide M.H. Site	40	40
Double-wide M.H. Site	50	50
Triple-wide M.H. Site	60	60
Non-residential use	75	75
MINIMUM SETBACKS (ft.) ²		
Front	5	5
Side ³	5	5
Rear	5	5
Waterfront	30	30
MINIMUM BUFFERS (ft.)		
Street/Residential District	50	50
Non-Residential District	15	15
BUILDING HEIGHT (Max.) (stories)		
Residential	1	1
Non-Residential	3	3

FOOTNOTES:

¹ Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

² Mobile Homes and Recreational Vehicles are exempt from the waterfront setback requirement. For mobile home parks without recorded lots or lot lines refer to Section 107.7.E.

³ On residential sites where the minimum side yard setback is less than seven and one-half (7½) feet, accessory equipment such as air conditioning units, pumps, generators, and similar elements, shall be separated from similar elements on adjacent sites by a distance of at least ten (10) feet.

⁴ Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area for further information.

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Table 4-8: Schedule of Bulk and Dimensional Standards for Office Commercial and Mixed-Use Districts¹

		Office PR-S	PR-M	Commercial NC-S	NC-M	GC	HC	MX	RVP
DENSITY/INTENSITY									
Maximum Density ²	Per FLUC								Per FLUC up to 12 sites/ acre
Maximum Non-	Per FLUC								

Residential FAR								
Max. Building Size (sq. ft.) for non-residential uses	3,000	30,000	3,000	30,000	Limited by FAR	Limited by FAR	Limited by FAR	NA
Max. Building Size in conjunction with Commercial Locational Criteria ³	3,000	30,000	3,000	30,000	150,000 ¹¹	150,000 ^{4, 11}	300,000 ^{10, 11}	NA
Min. Landscaped Open Space (%)	15	15	15	15	15	15	15	20 (RV Parks)/15 (Non-Resid)
LOT STANDARDS								
Min. Lot Size (sq. ft.) ¹³	10,000	10,000	7,500	7,500	7,500	7,500	7,500	10 acre project size 1,600/1,200/10,000 ⁶
Minimum Width (ft.)	75	75	75	75	75	75	75	30/20/75 ⁶
MINIMUM SETBACKS (ft.)								
Front ¹²	25	25	25	25	25	25	25	50/5 ft. for internal sites 25 for uses other than RV Parks
Side	10	10	10	10	10	10	10	15/5 for internal sites/10 for uses other than RV parks
Rear	15	15	15	15	15	15	15	15 (5 ft. for internal sites)
Non-residential use adjacent to single family residential zoning	20	20	20	20	20	20	20	20
Waterfront ⁷	30	30	30	30	30	30	30	30 ⁸
BUILDING HEIGHT								

Max. Height (max. stories) ⁹	3	3	3	3	4 (6 SP)	3	4 (6 SP)	1 (Residential)/3 (Non-residential)
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FOOTNOTES:

SP = Special Permit required; FLUC=Future Land Use Category.

Unless specifically noted otherwise, the standards listed apply to residential and non-residential developments.

¹ Overlay district regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ See Commercial Locational Criteria in the Comprehensive Plan, which allows commercial nodes in residential future land use categories based on location and use.

⁴ See Section 531.49 for restrictions if the property is located in the IL (Industrial Light) future land use category.

⁵ For residential development, use the minimum standards required in the most intensive residential zoning district compatible with the site's future land use category (e.g. in RES-6, use RSF-6, RDD-6, RSMH-6, or RMF-6 depending on the use).

⁶ RV site/Site in Designated Camping Area/Non-residential or dwelling site.

⁷ Waterfront setbacks may be reduced by five (5) feet for platted lots of record. No minimum waterfront yard required for water dependent use structures.

⁸ Mobile Homes and Recreational Vehicles are exempt from this waterfront setback requirement.

⁹ Buildings in excess of thirty-five (35) feet must meet the standards of Section 401.5 (Building Height Compatibility).

¹⁰ Commercial uses exceeding one hundred fifty thousand (150,000) square feet shall be directly accessed from at least one (1) arterial roadway, unless the site is located in the Urban Core or within a MU-C future land use category.

¹¹ No maximum building size, unless the project is restricted by the Commercial Locational Criteria to the sizes noted. FAR is still applicable.

¹² Front-loaded carports and garages, detached or attached to a single-family dwelling, require a twenty-five (25) foot front yard setback. The required front yard setback may be reduced up to a maximum of five (5) feet, provided an equivalent distance between the internal edge of the sidewalk to the front property line is available to ensure a twenty-five (25) foot separation from the sidewalk to the garage.

¹³ [Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area for further information.](#)

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Table 4-9: Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts¹

	Industrial LM	HM	Extraction EX	Institutional MP-I
DENSITY/INTENSITY				
Maximum Density ²	Per FLUC			
Max. Non-Residential FAR	0.75/1.0 for hotels, the UIRA, and mixed-use development	0.75/1.0 for hotels, the UIRA, and mixed-use development	0.23	Per FLUC
Max. Building Size (sq. ft.) ³	NA	NA	NA	NA
Min. Landscaped Open Space (%)	15	15	N/A	25%
LOT STANDARDS⁴				
Min. Lot Size (sq. ft.) ⁹	10,000	10,000	5 acres	40 acres
Minimum Width (ft.)	100	100	200	
MINIMUM SETBACKS (ft.)⁴				
Front	25 20 for single family uses (see Section 531.47.D)	25	50	40
Side	20 ⁵ 8 for single family uses (see Section 531.47.D)	20 ⁵	10	30 Non-residential 40 Residential
Rear	20 ⁵ 20 for single family uses (see Section 531.47.D)	20 ⁵	25	30 Non-residential 40 Residential
Non-residential use adjacent to single family residential zoning	75	75		40
Waterfront ⁶	30 ⁵	30 ⁵	30	30
BUILDING HEIGHT				
Max. Height (stories)	4 ⁷	5 ⁷	N/A	7 stories or 84 feet ⁸

FOOTNOTES:

UIRA = Urban Infill Redevelopment Area.

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ See Commercial Locational Criteria provisions in the Comprehensive Plan, Land Use Operative Provisions, which limit the size of commercial development in the Industrial future land use categories.

⁴ Unless specified in the table, residential development shall use the minimum standards required in the most intensive residential zoning district compatible with the site's future land use category (e.g. in RES 6, use RSF-6, RDD-6, RSMH-6, or RMF-6 Depending on the use).

⁵ No minimum yard required if abutting a railroad track for that portion of the building to be used for the transportation of products and material to and from the site. No minimum waterfront yard required for water dependent use structures.

⁶ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁷ One (1) additional foot in height may be added for each additional foot that is added to all required yards.

⁸ Building in excess of thirty-five (35) feet must be located a minimum of one hundred (100) feet from any property boundary or five hundred (500) feet from any waterfront property boundary. The Board of County Commissioners may allow structures in excess of thirty-five (35) feet within closer proximity to property boundaries under the provisions of Section 402.7 (PDR).

⁹ Parcels within the urban service area may be exempt from minimum lot size requirements per Section 401.6 Minimum Lot Size Exemption within the Urban Service Area for further information.

* * *

401.6. – Minimum Lot Size Exemption within the Urban Service Area.

A. Purpose and Intent.

1. To encourage development and revitalization within the Urban Service Area by better utilizing available space and providing for both commercial and residential uses on lots which do not meet the minimum lot size standards.
2. Each eligible property shall be subject to review by Development Services through appropriate application or process determined by the Department Director. All other forms of lot splits, reconfigurations, or requests to develop a property shall meet the minimum lot size requirements. Any lots, parcels, subdivisions, or developments created pursuant to this section cannot exceed the density and intensity as approved by the existing zoning and Future Land Use Categories except as provided by applicable law.

B. Applicability.

Only unplatted lots within the Urban Service Area, as defined in "Map K" of the Comprehensive Plan, shall be exempt from the minimum lot size regulations contained in Chapter 4. Where a parcel is exempted from the minimum lot size regulations, the parcels

shall be subject to Section 107.8, the dimensional requirements contained in Chapter 4, and all other applicable requirements of this Code. Upon application, the minimum lot size exemption shall be noted on the site plan.

The deadline for an applicant to submit a request to qualify a parcel for the Minimum Lot Size Exemption, as provided for herein, shall be December 31, 2030.

C. Standards.

1. **Density/Intensity.** Lots receiving exemption from minimum lot size standards pursuant to this section must adhere to the maximum density or intensity that is more restrictive between the applicable zoning district and the underlying Future Land Use Category.
2. **Utilities.** Those lots without available utilities, as defined in Florida Statutes, shall not be eligible.
3. **Wetlands.** Properties containing wetlands must adhere to state and federal requirements.
4. **Subdivisions.** Properties subject to minor or major subdivision review shall meet the requirements of Section 330.2.
5. **Open Space.** Regardless of the size of the property, the required open space according to the respective zoning category shall be complied with.
6. **Building Separation.** There must be ten (10) feet between primary buildings and any adjacent buildings on or offsite.

D. Properties Not Eligible to Request Exemptions. The following are not eligible for the minimum lot size exemption contained in this section.

1. Agricultural zoning districts.
2. A site shall not be eligible for this exemption if the proposed use requires a minimum lot area or size in Section 531, Standards for Specific Uses.
3. Planned Development districts.
4. Properties within any of the Coastal Overlay Districts, with any developable part of the property lying within the Special Flood Hazard Area (SFHA), or identified as flood-prone in watershed management plans adopted by the Southwest Florida Water Management District (SWFWMD).
5. Properties which use or propose to use a septic system that are unable to meet Section 381.0065 (4), Florida Statutes, and related regulations therein.

E. Expiration.

Upon the expiration of the minimum lot size exemption, all approved site plans and subsequent building permits may be utilized until their own expiration, at which point, the structures become legal nonconformities. After the application period described in Section 401.6.B., LDC has expired, all development shall comply with the applicable provisions of the LDC.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 9, 2026

Angelina Colonnese
Clerk of the Circuit Court
Manatee County
1115 Manatee Ave W
Bradenton, FL 34205

Dear Angelina Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 26-10, which was filed in this office on October 9, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Hannah Bishop

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Friday, October 9, 2026 4:32 PM
To: Hannah Bishop
Subject: Manatee County, FL Code of Ordinances - 1981(10428) - Manatee County, FL Land Development Code - 2016(12202) - Manatee County, FL Comprehensive Plan - 2017(15530)

Follow Up Flag: Follow up
Flag Status: Completed

[**NOTICE:** This message originated outside of Manatee County Clerk's Office -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

We have received your files.

Thank you very much.

Have a great day,

Ords Administrator
municodeords@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to municodeords@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.



Powering and Empowering Local Governments

JPB

From: Hannah Bishop <Hannah.Bishop@ManateeClerk.com>
Sent: Friday, October 9, 2026 9:03 AM
To: countyordinances@dos.myflorida.com <countyordinances@dos.myflorida.com>; Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Manatee County Ordinance

Sender Full Name:	Hannah Bishop
Sender Phone number:	941-749-1800
County Name:	Manatee
Ordinance Number:	Ordinance 26-10

Adopted on October 8, 2026

Hannah Bishop

Deputy Clerk, Board Records Department



For Angelina "Angel" Colonnese, Esq.
Manatee Clerk of the Circuit Court & Comptroller
(941) 749-1800 Ext. 4181
1115 Manatee Ave W, Bradenton, FL 34205
www.ManateeClerk.com

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