



St. Pete Beach
 Schedule of Permitted and Conditional Uses^[1]
 August 2022

NAICS Code ^[2]	USE	RU-1	RU-2	RLM-1	RLM-2	RM	ROR	RFO	RFM	CG-1	CG-2	INS	R/OS	TU	PAG	P	CC-1	CC-2	BHC	THD	DCR	LR	UBV	TC-1	TC-2	BR	AC	CRD/EA	
	Adult entertainment establishments									C	C																		
	Artist studios and galleries																							P	P		P	P	
	Artist studios with retail and distribution space (no mass-production)																P	P											
623	Assisted Living Facilities					C	C		C	C																		C	
532111	Automotive rental agencies									C							C	C										P	
441330	Automotive retail services									P														C ^[21]					
4411	Automotive sales lots									C																			
457120	Automotive service stations									C	C													C ^[21]			P		
457110	Automotive service stations, with or without carwash and/or convenience store																C	C											
811111	Automotive services and repairs									C							C	C											
441222	Boat sales and repair facilities									C																			
811192	Car wash facilities									C														C			P		
487210	Charter and tour boat operations																										C		
624410	Child Care Centers-Daycare Center/Kindergarten-					C	C		C																				
	Cigar shops and cigar bars																							C					
	Clinics								P	P							P	P									P		
	Clubs, Community Service						P		P	P		C					P										P		
	Clubs, Private								P	P		C					P										P		
	Commercial boat docking facilities									C	C																		
	Commercial developments exceeding a gross square footage of 25,000						C		C	C	C						C	C						C	C		C		
722320	Commercial kitchen										P											C ^[5]		P	C				
	Commercial recreation facilities								C	C	C							P							P				
	Commercial rental of non-motorized water sports equipment																									C			
	Commercial watersports, non-motorized vessels of 16' or less in length only								C	C	C																		
	Communications facilities						C		C	C	C						C	C									C		
	Community residential homes (7 to 14 residents)					C	C		C			C																	
445131	Convenience stores without the sale of gasoline or fuel																							C					

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	Dock, Commercial - Class A (Lodging Facility)								C	C	C														C	C	C			
	Dock, Commercial - Class B (Multi-family Residential)				P	P			C	C	C	C									P				C	C	C			
	Dock, Commercial - Class C (Municipal)						C		C	C	C	C	C												C		C			
	Dock, Commercial - Class D (Revenue-generating)									C															C		C			
	Dock, Residential	P	P	P	P	P									P						P						C			
	Doctor's offices and medical clinics																											P		
	Dog grooming facilities																P	P										P		
	Dune walkovers															P														
	Eating and drinking establishment - Bar/lounge						C		P	P	C						P	P	C ^[4]		C	P ^[13]		P	P			P		
	Eating and drinking establishment - Beach bar								C																					
	Eating and drinking establishment - Fast Food, Drive-through service								C	C	C						P	P										P		
	Eating and drinking establishment - Full-service restaurant						P		P	P							P	P	C ^[4]		C	C ^[4] /P ^[13]		P	P		P	P		
	Eating and drinking establishment - Limited-service restaurant						P		P	P	P						P	P	C ^[4]		C	P ^[13]		P	P		P			
	Eating and drinking establishment - Nightclub									C							P	P										P		
	Eating and drinking establishment - Outdoor dining or drinking areas with outdoor music						C		C	C	C						C	C	C ^[3]		C	C ^[3]		C	C	C ^[3]	C ^[3]			
	Eating and drinking establishment - Outdoor dining or drinking areas without outdoor music						P		P	P	P						P	P	P ^[9]			P ^[9] /P ^[13]		P	P	P	P			
	Eating and drinking establishment - Roof dining or drinking areas						C		C	C	C						C	C	C		C	C		C	C	C	C	C		
	Eating and drinking establishment - Specialty food																												P	
	Eating and drinking establishment - Take-out only										C						P	P	C ^[4]			C ^[5]		P	C					
	Electric vehicle charging stations																P	P	P					P	P	P	P			
522110	Financial institutions with drive-through service								C	C							P	P							C			P		
522110	Financial institutions without drive-through service						P		P	P	P						P	P							P			P		
	Government buildings																P							P	P		P	P		

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445110	Grocery stores																	P						P	P		P		
	Indoor commercial entertainment facilities																					p ^[13]		P					
812910	Kennels with outdoor runs									C																	C		
812910	Kennels without outdoor runs								P	P																	P		
812320	Laundries, Dry cleaning						C		C	C																			
812310	Laundries, self-service						P		P	P							P	P									P		
713930	Marinas									C																			
	Marinas - Wet slip only																								P				
	Marine electronics, sales, and service																										P		
	Markets																	P							P		P		
722330	Mobile food trucks																P	P						P	P				
812210	Mortuaries									P	C																		
	Offices, general						P		P	P	P						P	P						P	P		P	P	
	Parking lot - Commercial								C	C	C						C	C				C ^[4]				C			
	Parking lot - Off-premise						C		C	C	C						C	C	C			C ^[5]				C	C		
	Parking lot - Public-owned												C																
	Parking structure - Commercial																					C		C			C		
	Parking structure - Off-premise																					C ^[5]		C			C		
	Parking structure - Public																							C					
456110	Pharmacies with drive through service																	P						C			P		
456110	Pharmacies without drive through service																	P						P	P		P		
	Places of worship with fewer than 100 seats in the main sanctuary						C		C			P																	
	Places of worship with more than 100 seats in the main sanctuary						C		C			C																	
561439	Printing and copying services						P		P	P	P						P	P							P			P	
323	Printing, general									C																			
	Private, specialized instruction																										P	P	
	Public and semi-public facilities under three acres	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Public infrastructure facilities													C															
	Public parks and/or recreation facilities over three acres	C	C	C	C	C	C		C	C	C	P	P				P							P	P		P	P	
	Public parks and/or recreation facilities under three acres	C	C	C	C	C	C	C	C	C	C	P	P	C	C	C	P	C	C	C	C	C	C	C	P	P	C	P	P
56211	Recycling centers								C	C																			
	Residential - Ancillary use to the institution											C																	
	Residential - Attached Single Family (Townhomes)					P	P														P		P		p ^[8]	P			
	Residential - Detached Single Family	P	P	P	P	P	P										p ^[7]				P		P	p ^[8]				C ^[12]	

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	Residential - Home occupations	p ^[19]	p ^[19]	p ^[19]	p ^[19]	p ^[19]	p ^[19]		p ^[19]	p ^[19]	p ^[19]				p ^[19]		p ^[19]	p ^[19]	p ^[19]		p ^[19]		p ^[19]			p ^[19]		p ^[19]	
	Residential - Multi Family (Condos/Apartments)				P	P	P		P								p ^[8]	p ^[8]	P		P	P	P	p ^[8]	p ^[8]	P	p ^[8]	p ^[8]	
	Residential - Multifamily								P										P			P							
	Residential - Transient occupancy up to three times per year					P									P														
	Residential - Two Family (Duplexes)				P	P	P														P		P	p ^[8]		P		C ^[12]	
	Retail sales						P		P	P	P							P	P				p ^[13]		p ^[15]	p ^[15]		P	P
	Sale and rental of bikes, scooters, motorcycles, mopeds and Segways																		P						P				
	Schools, Charter												C																
	Schools, Commercial						C		C	C	C																		
	Schools, Private					C	C		C	C			C																
	Schools, Public	C	C	C	C	C	C		C	C			C					P											
	Services, commercial/business									C																			
	Services, personal																	P	P					p ^[15]	p ^[15]		P	P	
	Services, personal/business						C		P	P	P																P		
	Social service agencies						P		P	P			C					P										P	
	Spas																				C								
531130	Storage facilities with self-service										C																		
	Storage facilities with outdoor storage										C																		
	Temporary lodging uses - Bed and breakfast inn						C	C	P												p ^[10]			p ^[14]	C ^[20]			P	
	Temporary lodging uses - District density pool allocation requests																			C						C ^[6]	C ^[6]	C ^[6]	
	Temporary lodging uses - Hotel								P	P										P	p ^[10]		P	p ^[14]				P	
	Temporary lodging uses - Hotels, motels, and resort condominiums over 30 units per acre and/or 50 feet in height																			C						C ^[6]	C ^[6]	C ^[6]	p ^[18]
	Temporary lodging uses - Motel						C	C	P	P										P	p ^[10]		P	p ^[14]				P	
	Temporary lodging uses - Resort condominium								P	P										P	p ^[10]		P	p ^[14]				P	
711110	Theatres									C	C																C		
	Transit stations																									P		P	
	Utility facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Utility substations and/or rights-of-way	C	C	C	C	C	C		C	C	C	P	C	C															
485320	Vehicle for hire business										C																P	p ^[16]	

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	Vessel for hire business								C	C	C														C		C	
541940	Veterinarians						C		P	P							P	P									P	
	in the underlying zoning district							C							C													
	All permitted uses in the underlying zoning district							P							P													
	Customary accessory uses for temporary lodging facilities							P	P										P	p ^[11]		P	P	P	P	P	P	P
	Uses similar in character, nature and impact to other permitted uses																P	P						P	P		P	P
	Commercial Uses																									p ^[17]		
	All uses in existence as of February 2017														P													

[1] P = Permitted Use, C = Conditional Use. Specific NAICS codes listed for a zone indicate the only permitted use within the applicable NAICS classification.

[2] NAICS Code refers to the North American Industry Classification System Manual, prepared by the Executive Office of the President, Office of Management and Budget, 2017 Edition.

[3] Outdoor music in temporary lodging drinking and dining areas is permitted in the denoted districts if the property does not abut a single- or two-family residence located outside of the Community

[4] Denoted uses are conditional only when they are the primary use of the property.

[5] Denoted uses are allowed as conditional only when secondary to a primary use.

[6] No base density provided for temporary lodging facilities in the denoted districts. Lodging projects are conditionally permitted subject to density pool availability.

[7] Only on parcels that do not abut Blind Pass Rd

[8] Permitted only as a component of mixed-use projects. Standalone residential projects are not permitted.

[9] Outdoor seating without music is permitted for temporary lodging restaurants and standalone restaurants that have received a conditional use permit.

[10] Density cannot exceed 50 units per acre.

[11] Specific permitted accessory uses can be found in LDC Sec. 31.3.

[12] Only for historic preservation purposes - see LDC Sec. 40.4. New single-family and duplex construction is prohibited.

[13] These uses are permitted as standalone uses on a separately-owned adjacent parcel if approved as part of an integrated temporary lodging project containing 200 or more units.

[14] Only existing temporary lodging uses may be redeveloped, subject to density pool availability.

[15] Certain retail and service uses, like check cashing, bail bonds, and tattoo parlors, are prohibited in these districts.

[16] Limited to rental of bicycles, Segways, mopeds and scooters.

[17] Commercial uses are permitted when mixed with multi-family residences.

[18] Density permitted up to 50 units per acre without a conditional use permit, but height may not exceed 35 feet.

[19] Subject to the conditions set forth in LDC 6.5

[20] Subject to density pool availability.

[21] Must front directly on 75th Ave.