

# RESORT DWELLINGS IN UNINCORPORATED BREVARD COUNTY, FL

| ZONING CLASSIFICATION/CODE REFERENCE  | PERMITTED              | PERMITTED IF CONDITIONS MET IN SEC.62-1841.5.5 | REQUIRES CONDITIONAL USE PERMIT/PUBLIC HEARING PER SEC.62-1945.2 | NOT ALLOWED   | LOCATIONAL STANDARDS REQUIRED  |
|---|------------------------|--|--|---------------|--|
| <b>UNIMPROVED, AGRICULTURAL AND SINGLE-FAMILY RESIDENTIAL</b>                   |                        |  |  |               |  |
| RA-2-4, RA-2-6, RA-2-8, RA-2-10 (Single-Family Attached Residential)            | X-SEC.62-1343(1)a      |  |  |               | NONE   |
| RP (Residential Professional)   | X-SEC.62-1344(1)a      |  |  |               | NONE   |
| GU (General Use)  |                        | X-SEC.62-1331(1)b                              |  |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY  |
| PA (Productive Agriculture)   |                        | X-SEC.62-1332(1)b                              |  |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY  |
| AGR (Agricultural)  |                        | X-SEC.62-1333(1)b                              |  |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY  |
| AU (Agricultural Residential), AU(L) (Agricultural Residential - Low Intensity) |                        | X-SEC.62-1334(1)b                              |  |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY  |
| ARR (Agricultural Rural Residential)  |                        | X-SEC.62-1334.5(1)b                            |  |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY  |
| REU (Rural Estate Use)  |                        | X-SEC.62-1335(1)b                              |  |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY  |
|   |                        |  |  |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE                        |
| RR-1 (Rural Residential)  |                        | X-SEC.62-1336(1)b                              | X-SEC.62-1336(3)   |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE                        |
| SEU (Suburban Estate Residential Use)   |                        | X-SEC.62-1337(1)b                              | X-SEC.62-1337(3)   |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE                        |
|   |                        |  |  |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE                        |
| SR (Suburban Residential)   |                        | X-SEC.62-1338(1)b                              | X-SEC.62-1338(3)   |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE                        |
|   |                        |  |  |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE                        |
| EU, EU-1, EU-2 (Estate Use Residential)   |                        | X-SEC.62-1339(1)b                              | X-SEC.62-1339(3)   |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE                        |
|   |                        |  |  |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE                        |
| RU-1-13, RU-1-11 (Single-Family Residential)                                    |                        | X-SEC.62-1340(1)b                              | X-SEC.62-1340(3)   |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE                        |
|   |                        |  |  |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE                        |
| RU-1-9 (Single-Family Residential)  |                        | X-SEC.62-1341(1)b                              | X-SEC.62-1341(3)   |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE                        |
|   |                        |  |  |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE                        |
| RU-1-7 (Single-Family Residential)  |                        | X-SEC.62-1342(1)b                              | X-SEC.62-1342(3)   |               | SEC.62-1841.5.5(1)a PERMITTED WITH CONDITIONS - MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE                        |
| <b>MULTI-FAMILY RESIDENTIAL</b>   |                        |  |  |               |  |
| RU-2-4, RU-2-6, RU-2-8 (Low Density Multiple Family Residential)                | X-SEC.62-1371(1)a      |  |  |               | NONE   |
| RU-2-10, RU-2-12, RU-2-15 (Medium Density Multiple Family Residential)          | X-SEC.62-1372(1)a      |  |  |               | NONE   |
| RU-2-30 (High Density Multiple Family Residential)                              | X-SEC.62-1373(1)a      |  |  |               | NONE   |
| <b>MOBILE HOME RESIDENTIAL &amp; RECREATIONAL VEHICLE PARK</b>                  |                        |  |  |               |  |
| RRMH-1, RRMH-2.5, RRMH-5 (Rural Residential Mobile Home)                        |                        |  |  | X-SEC.62-1401 | N/A - NOT ALLOWED  |
| TR-1, TR-1-A (Single-Family Mobile Home)  |                        |  |  | X-SEC.62-1402 | N/A - NOT ALLOWED  |
| TR-2 (Single-Family Mobile Home)  |                        |  |  | X-SEC.62-1403 | N/A - NOT ALLOWED  |
| TR-3 (Mobile Home Park)   |                        |  |  | X-SEC.62-1404 | N/A - NOT ALLOWED  |
| TRC-1 (Single-Family Mobile Home Cooperative)                                   |                        |  |  | X-SEC.62-1405 | N/A - NOT ALLOWED  |
| RVP (Recreational Vehicle Park)   |                        |  |  | X-SEC.62-1406 | N/A - NOT ALLOWED  |
| <b>PLANNED UNIT DEVELOPMENTS</b>  |                        |  |  |               |  |
| PUD (Planned Unit Development)  |                        | X-SEC.62-1443(b)                               | X-SEC.62-1444  |               | SEC.62-1841.5.5(1)b PERMITTED WITH CONDITIONS - MULTI-FAMILY TRACT OR SINGLE-FAMILY TRACT APPROVED BY BOCC <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE |
|   |                        |  |  |               | SEC.62-1841.5.5(1)b PERMITTED WITH CONDITIONS - MULTI-FAMILY TRACT OR SINGLE-FAMILY TRACT APPROVED BY BOCC <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE |
| RPUD (Residential Planned Unit Development)                                     |                        | X-SEC.62-1463(e)                               | X-SEC.62-1464  |               | MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE  |
|   |                        |  |  |               | SEC.62-1841.5.5(1)b PERMITTED WITH CONDITIONS - MULTI-FAMILY TRACT OR SINGLE-FAMILY TRACT APPROVED BY BOCC <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE |
| THPUD (Tiny Home Planned Unit Development)                                      |                        |  | X-SEC.62-1474  |               | MUST BE NON-CONFORMING MULTI-FAMILY <u>OR</u><br>SEC.62-1945.2(1)a&b CUP REQUIREMENTS - EAST OF A1A/WEST OF A1A WITH DIRECT FRONTAGE, NEITHER WITH ABUTTING SINGLE-FAMILY ZONING OR USE  |
| <b>COMMERCIAL</b>   |                        |  |  |               |  |
| BU-1-A (Restricted Neighborhood Retail Commercial)                              | X-SEC.62-1481(1)a      |  |  |               | NONE   |
| BU-1 (General Retail Commercial)  | X-SEC.62-1482(1)b      |  |  |               | NONE   |
| BU-2 (Retail, Warehousing & Wholesale Commercial)                               | X-SEC.62-1483(1)b      |  |  |               | NONE   |
| <b>TOURIST COMMERCIAL &amp; TRANSIENT TOURIST USE</b>                           |                        |  |  |               |  |
| TU-1 (General Tourist Commercial)   | X-SEC.62-1511(1)a      |  |  |               | NONE   |
| TU-2 (Transient Tourist Commercial)   | X-SEC.62-1512(1)a      |  |  |               | NONE   |
| <b>INDUSTRIAL</b>   |                        |  |  |               |  |
| PBP (Planned Business Park)   | X-SEC.62-1541(1)a      |  |  |               | NONE   |
| PIP (Planned Industrial Park)   | X-SEC.62-1542(1)a      |  |  |               | NONE   |
| IU (Light Industrial)   | X-SEC.62-1543(1)a      |  |  |               | MUST BE MULTI-FAMILY   |
| IU-1 (Heavy Industrial)   | X-SEC.62-1544(1)a      |  |  |               | MUST BE MULTI-FAMILY   |
| <b>SPECIAL CLASSIFICATIONS</b>  |                        |  |  |               |  |
| EA (Environmental Areas)  |                        |  |  | X-SEC.62-1571 | N/A-NOT ALLOWED  |
| GML (Government Managed Lands)  |                        |  |  | X-SEC.62-1572 | N/A-NOT ALLOWED  |
| IN-L (Institutional Use - Light), IN-H (Institutional Use - Heavy)              |                        |  |  | X-SEC.62-1573 | N/A-NOT ALLOWED  |
| FARM-1 (Farmland Mixed Use Zoning Overlay District)                             | X-SEC.62-1574(1)a(1)ii |  |  |               | YES - IN WORKPLACE ZONING DISTRICT WHEN PART OF A MULTI-FAMILY STRUCTURE   |