



Land Use Matrix (as of December 5, 2022)

Brevard’s City Council adopted Ordinance 2022-76 amending multiple chapters of the Unified Development Ordinance related to land use regulations. These changes include restructuring and amending the matrix of permitted uses in various zoning districts. An excerpt of the revised UDO Section 2.2, including the Use Matrix, can be found below. For the full matrix, relevant definitions, and use-specific standards, please refer to Ordinance 2022-76, which can be accessed at cityofbrevard.com/ordinances.

Unified Development Ordinance Section 2.2.C | Use Matrix

The following matrix sets forth the matter by which certain uses may be permitted within the various districts.

1. “P” denotes those uses that are permitted “by right.”
2. “—” denotes those uses that are not permitted within the given district.
3. “SUP” denotes those uses that are permitted upon issuance of a special use permit.
4. “PS” denotes those uses that are permitted with additional standards, which are set forth in Chapter 3.
5. “MHD” denotes those uses that are permitted within a Manufactured Housing Overlay District.

CATEGORY		LAND USE	ZONING DISTRICTS						
<i>Residential</i>			GR	RMX	NMX	DMX	CMX	IC	GI
Household Living	Dwelling—Single-Family	P	P	—	—	—	P	—	
	Dwelling—Duplex	P	P	P	—	—	P	—	
	Dwelling—Multifamily 3—4 units/bldg.	P	P	P	P	P	P	—	
	Dwelling—Multifamily more than 4 units/bldg.	—	P	P	P	P	P	—	
	Dwelling—Townhome	P	P	P	P	P	P	—	
	Manufactured Home (single unit)	MHD	MHD	MHD	MHD	MHD	MHD	—	
	Manufactured Home Park	MHD	MHD	MHD	MHD	MHD	MHD	—	
	Live-Work Units	P	P	P	P	—	P	—	
Group Living	Family Care Home (Less than 6 residents)	P	P	P	P	P	P	—	
	Housing Services for the Elderly	SUP	P	P	P	P	P	—	
	Rooming or Boarding House	P	P	P	P	P	P	—	
Social Services	Group Care Facility (6 or more residents)	P	P	P	P	P	P	—	
	Shelter	—	—	P	P	P	P	—	
<i>Lodging</i>			GR	RMX	NMX	DMX	CMX	IC	GI
Overnight Accommodations	All overnight accommodations, except as listed below	—	—	—	P	P	P	—	
	Bed and Breakfast	PS	PS	PS	PS	PS	PS	—	
	Short-Term Rental	PS	PS	PS	PS	—	—	—	
Camping	Campground/Recreational Vehicle Park	SUP	SUP	SUP	—	—	SUP	—	
	Rental Cottage/Cabins	PS	PS	PS	—	—	—	—	
	Seasonal Camp	PS	—	—	—	—	PS	—	



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<i>Commercial</i>		GR	RMX	NMX	DMX	CMX	IC	GI
Eating & Drinking	All restaurants and other eating and drinking establishments except as listed below	—	—	P	P	P	P	—
	Bar/Night Club	—	—	PS	P	P	—	—
Personal Services	All personal services, except as listed below	—	P	P	P	P	P	—
	Day Care Center	PS	PS	PS	PS	PS	PS	PS
Professional Services	All professional services, except as listed below	SUP	P	P	P	P	P	P
	Adult Establishment	—	—	—	—	—	—	SUP
	Banks, Credit Unions, Financial Services, and ATMs	—	—	P	P	P	P	P
	Funeral Homes and Services	—	—	P	P	P	P	—
	Human Crematories and Crematoriums	—	—	PS	PS	PS	PS	PS
	Indoor Animal Services	—	—	P	P	P	P	P
	Kennels and Outdoor Animal Services	—	—	SUP	—	PS	—	PS
	Landscaping and Contractor Services	SUP	SUP	SUP	—	—	—	P
	Vehicle Services - Major Repair/Body Work	—	—	—	—	PS	—	PS
Vehicle Services - Minor Maintenance/Repair	—	—	SUP	SUP	PS	PS	PS	
Retail	All retail and sales establishments except as listed below	—	—	P	P	P	P	—
	Alcoholic Beverage Sales Store	—	—	SUP	P	P	—	—
	Auto/Mechanical Parts Sales	—	—	—	P	P	—	P
	Gas Station	—	—	SUP	SUP	PS	—	PS
	Gunsmiths and Weapon Sales	—	—	SUP	PS	PS	—	PS
Shopping Centers	All shopping centers	—	—	PS	PS	PS	—	—
<i>Civic/Institutional</i>		GR	RMX	NMX	DMX	CMX	IC	GI
Educational	All educational uses except as listed below	SUP	P	P	P	P	P	—
	Colleges/Universities	—	—	SUP	P	P	P	—
	Schools—Vocational/Technical	—	SUP	P	P	P	P	P
Government	All government uses, except as listed below	—	P	P	P	P	P	P
	Correctional Facilities	—	—	SUP	SUP	P	P	P
	Public Safety Station	SUP	SUP	P	P	P	P	P
Medical	All medical offices and facilities except as listed below	—	P	P	P	P	P	—
	Hospital	—	—	—	—	P	P	—
Places of Worship	All religious institutions or places of worship	SUP	P	P	P	P	P	—
	Cemeteries	PS	PS	PS	PS	PS	PS	—



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			GR	RMX	NMX	DMX	CMX	IC	GI
Entertainment/Recreation									
Indoor Recreation	All indoor recreation, except as listed below	SUP	P	P	P	P	P	P	P
	Cultural or Community Facility	SUP	P	P	P	P	P	P	—
	Indoor Amusements	—	—	SUP	P	P	SUP	SUP	P
	Indoor Firing Range	—	—	—	—	SUP	SUP	SUP	SUP
	Live Performance Theater	—	SUP	SUP	P	P	P	P	—
	Movie Theater	—	—	—	P	P	—	—	—
	Special Event Venue	SUP	SUP	PS	PS	PS	PS	PS	—
	Studios, Galleries & Workshops - High Impact	—		SUP	SUP	P	P	P	P
	Studios, Galleries & Workshops - Low Impact	—	P	P	P	P	P	P	—
Outdoor Recreation	All outdoor recreation, except as listed below	SUP	P	P	P	P	P	P	P
	Non-Residential Swimming Pool or Pond	—	SUP	SUP	PS	PS	PS	PS	—
	Outdoor Amusements	—	—	SUP	SUP	P	—	—	P
	Outdoor Firing Range	—	—	—	—	—	—	—	SUP
	Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P
Agriculture			GR	RMX	NMX	DMX	CMX	IC	GI
Agriculture	All agricultural uses	PS	—	—	—	PS	PS	PS	PS
Manufacturing/Wholesale/Storage			GR	RMX	NMX	DMX	CMX	IC	GI
Light Industrial & Manufacturing	All light industrial and manufacturing activities, except as listed below	—	—	—	—	SUP	—	—	P
	Brewery, Distillery, Winery, Cidery - High Impact	—	—	—	—	P	—	—	P
	Brewery, Distillery, Winery, Cidery - Low Impact	—	—	SUP	PS	PS	—	—	PS
	Laboratory	—	—	—	—	P	P	P	P
	Laundry, Dry Cleaning Plant	—	—	—	—	SUP	P	P	P
	Manufacturing Research and Development	—	—	—	—	P	P	P	P
	Media Production	—	—	P	P	P	P	P	P
Heavy Manufacturing	All heavy manufacturing activities, except as listed below	—	—	—	—	—	—	—	SUP
	Metal Products Fabrication, Machine or Welding Shop	—	—	SUP	SUP	P	—	—	P
Storage and Disposal	All storage/disposal uses, except as listed below	—	—	—	—	SUP	—	—	P
	Chemical Storage Facility	—	—	—	—	—	—	—	P
	Solid Waste Storage or Disposal Facilities	—	—	—	—	—	—	—	PS
	Junkyard / Salvage Yard	—	—	—	—	—	—	—	SUP
Wholesaling & Distribution	All wholesaling/distribution activities, except as listed below	—	—	—	—	P	—	—	P
	Equipment Rental	—	—	—	—	P	—	—	P
	Indoor Vehicle/Heavy Equipment Sales	—	—	PS	PS	PS	—	—	PS
	Outdoor Vehicle/Heavy Equipment Sales	—	—	—	—	PS	—	—	PS



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CATEGORY		LAND USE		ZONING DISTRICTS				
<i>Infrastructure</i>		GR	RMX	NMX	DMX	CMX	IC	GI
Utilities	Utilities—Class 1	P	P	P	P	P	P	P
	Utilities—Class 2	P	P	P	P	P	P	P
	Utilities—Class 3	—	—	—	—	—	—	P
Telecommunications	All wireless telecommunication facilities, except as listed below	PS	PS	PS	PS	PS	PS	PS
	Wireless Telecommunication Facility—Tower	—	—	—	—	SUP	—	PS
Transportation	Parking Lot	PS	PS	PS	PS	PS	PS	PS
	Passenger Vehicle Terminals	—	—	P	P	P	—	P
<i>Accessory</i>		GR	RMX	NMX	DMX	CMX	IC	GI
Residential Accessory	All residential accessory uses, except as listed below	PS	PS	PS	PS	PS	PS	PS
	Day Care Home	PS	PS	PS	PS	PS	PS	—
	Dwelling—Accessory Unit (ADU)	PS	PS	PS	PS	PS	PS	—
	Home Occupation	PS	PS	P	P	P	P	—
	Keeping Bees	PS	PS	PS	PS	PS	PS	PS
	Keeping Domestic Fowl (Chickens)	PS	PS	PS	PS	PS	PS	PS
	Swimming Pool or Pond	PS	PS	PS	PS	PS	PS	—
Non-Residential Accessory	All non-residential accessory uses, except as listed below	—	PS	PS	PS	PS	PS	PS
	Accessory Retail	—	—	PS	PS	PS	PS	PS
	Drive-Thrus	—	—	SUP	—	PS	—	—
	Recycling - Small Collection	—	—	—	—	SUP	SUP	P
	Rooftop Amenity Space	—	—	SUP	PS	PS	PS	PS
	Taproom / Tasting Room	—	—	SUP	P	P	—	P
<i>Temporary</i>		GR	RMX	NMX	DMX	CMX	IC	GI
Events and Structures	All temporary events and structures, except as listed below	PS	PS	PS	PS	PS	PS	PS
	Carnivals or Circus	—	—	—	—	PS	PS	PS
	Farmers Market	—	—	PS	PS	PS	PS	—
Vendors	All temporary vendors, except as listed below	—	—	PS	PS	PS	—	—
	Mobile Food Vendors	—	—	PS	PS	PS	PS	PS
	Vending Pushcarts	—	—	—	PS	—	—	—