



Marion County

Board of County Commissioners

Public Hearing Meeting

Meeting Agenda

Tuesday, April 16, 2024

5:30 PM

McPherson Governmental
Campus Auditorium

Second Public Hearings to Consider an Amendment(s) to the Marion County Land Development Code related to the Zoning Classification Format Change

INTRODUCTION OF PUBLIC HEARING BY CHAIR MICHELLE STONE

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION

STAFF PRESENTATION

1. [PUBLIC HEARING: Second of Two Public Hearings to Consider an Ordinance to Amend the Marion County Land Development Code Division 4.2. - Zoning Classification, to Reformat the List of Permitted and Special Use Permit Uses, Development Standards, Setbacks for Uses and Structures for Principle, General Accessory, and Specialty Uses from a List Format to a Table Format, and Provide for Scrivener Corrections](#)

PUBLIC COMMENT

BOARD DISCUSSION

CLOSING COMMENTS



Marion County

Board of County Commissioners Public Hearing Meeting

Agenda Item

File No.: 2024-14701

Agenda Date: 4/16/2024

Agenda No.: 1.

SUBJECT:

PUBLIC HEARING: Second of Two Public Hearings to Consider an Ordinance to Amend the Marion County Land Development Code Division 4.2. - Zoning Classification, to Reformat the List of Permitted and Special Use Permit Uses, Development Standards, Setbacks for Uses and Structures for Principle, General Accessory, and Specialty Uses from a List Format to a Table Format, and Provide for Scrivener Corrections

INITIATOR:

Kenneth Weyrauch, Deputy Director

DEPARTMENT:

Growth Services

DESCRIPTION/BACKGROUND:

Land Development Code (LDC) Division 4.2, Zoning Classification, currently presents permitted and special use permit uses as a separate series of lists for each respective zoning classification district. Some of the lists then include references to other zoning classifications for inclusion without fully listing those uses in that referencing section, such as Community Business (B-2) uses including Neighborhood Business (B-1) uses. Staff and the general public have noted the format creates difficulties when attempting to discern a site's eligible uses. Additionally, the format creates difficulties for users to search potential uses to identify a zoning classification where a particular use may be conducted. Along with the uses, the setbacks for uses and structures are also in a list form making identification of some of those setback standards difficult to identify. Staff proposes to amend LDC Division 4.2 to convert the List of Permitted and Special Use Permit Uses, Development Standards, Setbacks for Uses and Structures for Principle, General Accessory, and Specialty Uses into a complete table format that lists uses related to groupings of the zoning classifications focused on agriculture, residential, commercial, and industrial groupings.

Staff also proposes revisions to address scrivener errors regarding LDC Section 4.2.22 being titled "rural resort" instead of "recreational resort" and correcting the formatting of LDC Section 4.2.31.D wherein letters rather than parenthesized numbers were improperly used.

The proposed were considered by the Land Development Regulation Commission (LDRC) in a public hearing held on November 8, 2023 at 5:30 p.m. consistent with Section 2.4.3 of the LDC. The proposed were considered by the Board of County Commissioners (BOCC) in a public hearing held on April 2, 2024 at 10 a.m. consistent with Section 2.4.3 of the LDC. At this public hearing, the BOCC considered the following items:

Item 1 of 3 - Proposed reformatted Division 4.2, Zoning Classification for Sections 4.2.2

through 4.2.30, less the Commercial zoning classifications (provided in Item 2). [Ordinance attachment]

Item 2 of 3 - Proposed reformatted Division 4.2, Zoning Classification for Sections 4.2.15 through 4.2.25 and the noted scrivener correction. [Ordinance attachment]

Item 3 of 3 - Proposed Scrivener Corrections for Sections 4.2.31.C(5) and D and Section 4.2.31.E(7)(a) Planned Unit Development [Ordinance attachment].

After considering these items, and consistent with LDC Section 1.4.3.A and B, the LDRC voted to recommend approval of the proposed LDC amendments subject to further revisions proposed to Item 3 of 3, above.

This is the second of two (2) public hearings, for the Board to received further public comment, provided direction, if any, and act to approve the proposed LDC Amendments.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Motion to approve the Ordinance amending the Marion County Land Development Code, including any final modifications required.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, WILL HOLD A PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE MARION COUNTY, FLORIDA, LAND DEVELOPMENT CODE (LDC) AS SPECIFIED BELOW:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO THE REFORMATTING OF THE LIST OF PERMITTED AND SPECIAL USE PERMIT USES, DEVELOPMENT STANDARDS, SETBACKS FOR USES AND STRUCTURES FOR PRINCIPLE, GENERAL ACCESSORY, AND SPECIALTY USES FROM A LIST FORMAT TO A TABLE FORMAT, AND TO PROVIDE FOR SCRIVENER CORRECTIONS FOR SECTION 4.2.31. PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

A public hearing conducted by the **Marion County Board of County Commissioners** will be held on Tuesday, April 16, 2024 at 5:30 p.m. at the **McPherson Governmental Campus Auditorium at 601 SE 25TH Avenue, Ocala, FL, 34471**, for the purpose of considering the proposed amendments related to Marion County Land Development Code (LDC), Division 4.2. – Zoning Classification, reformatting the list of permitted and special use permit uses, development standards, setbacks for uses and structures for principle, general accessory, and specialty uses from a list format to a table format, and providing for scrivener corrections for Section 4.2.31. Planned Unit Development (PUD).

The Marion County Board of County Commissioners shall receive and consider public comment regarding the proposed LDC amendments in this public hearing, the second of two, pursuant to Florida Statutes and the LDC.

If reasonable accommodations of a disability are needed for you to participate in this meeting, please contact the ADA Coordinator/HR Director at (352) 438-2345 forty-eight hours in advance of the hearing, so appropriate arrangements can be made.

A copy of the proposed ordinance is available for public inspection at the Growth Services Department, 2710 East Silver Springs, Ocala, FL 34470. Any person who decides to appeal any decision of the Board of County Commissioners with respect to any matter considered at this hearing will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made. For more information:

<https://www.marionfl.org/legalnotices>

PLEASE BE GOVERNED ACCORDINGLY.

Dated this 2nd day of April, 2024
BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA
MICHELLE STONE, CHAIRMAN

PUBLISH DATE: April 8, 2024

1 **DIVISION 2. Zoning Classifications**

2 **Sec. 4.2.1 Zoning Classifications.**

3 A. Intent and purpose of. In order to regulate the location, height, bulk and size of buildings
4 and other structures; the percentage of the lot, tract, or parcel which may be occupied; the
5 size of lots, tracts or parcels, courts and green spaces; the density and distribution of
6 population; the location and uses of land, buildings and structures for trade, industry,
7 residential, recreation, public activities or other purposes in the unincorporated area of
8 Marion County shall be zoned according to the subsequent sections.

9
10 *NOTE: Land Development Code (LDC) Sections 4.2.3 General Agriculture (A-1) zoning*
11 *classification, 4.2.4 Improved Agriculture (A-2) zoning classification, 4.2.5 Residential*
12 *Agricultural Estate (A-3) zoning classification, 4.2.7 Rural Residential (RR-1) zoning*
13 *classification, 4.2.8 Residential Estate (R-E) zoning classification, 4.2.9 Single Family*
14 *Dwelling (R-1) zoning classification, 4.2.10 One and Two-Family Dwelling (R-2) zoning*
15 *classification, 4.2.11 Multiple-Family Dwelling (R-3) zoning classification, 4.2.12 Mixed*
16 *Residential (R-4) zoning classification, 4.2.13 Manufactured Housing (MH) zoning*
17 *classification, 4.2.14 Manufactured Housing Park (P-MH) zoning classification, 4.2.16*
18 *Residential Office (R-O) zoning classification, 4.2.17 Neighborhood Business (B-1) zoning*
19 *classification, 4.2.18 Community Business (B-2) zoning classification, 4.2.19 Specialty*
20 *Business (B-3) zoning classification, 4.2.20 Regional Business (B-4) zoning classification,*
21 *4.2.21 Heavy Business (B-5) zoning classification, 4.2.22 ~~Rural~~ Recreational Resort (RR)*
22 *zoning classification, 4.2.23 Rural Commercial (RC-1) zoning classification, 4.2.24 Rural*
23 *Activity Center (RAC) zoning classification, 4.2.25 Recreation Vehicle Park (P-RV) zoning*
24 *classification, 4.2.26 Industrial Complex (I-C) zoning classification, 4.2.27 Light Industrial*
25 *(M-1) zoning classification, 4.2.28 Heavy Industrial (M-2) zoning classification, 4.2.29 Rural*
26 *Industrial (R-I) zoning classification, and 4.2.30 Government Use (G-U) zoning classification*
27 *are hereby repealed in their entirety by the following:*

28
29 **Sec. 4.2.2 General requirements for all agricultural zoning classification.**

- 30 A. Contained in the following sections are the allowed land uses, building and lot standards
31 (including minimum setbacks), other general requirements, and permitted uses specified
32 for all agricultural zoning classifications.
- 33 B. Where the setback requirements set forth herein preclude development of the parcel or
34 tract; and where the parcel or tract could be developed in conformance with the zoning
35 code in effect prior to the adoption of this Code; the prior requirements shall prevail.
- 36 C. Special requirements for all agricultural zoning classifications:
- 37 (1) All setbacks shall be measured from the foundation or wall; however, eaves, roof
38 overhangs, pilasters, chimneys and fireplaces may protrude two and one-half feet
39 into a required setback

- 1 (2) No structure or building may be erected, placed upon or extend over any easement
- 2 unless approved in writing by the person or entity holding said easement
- 3 (3) Outdoor ground and building lighting shall not cast direct light on adjacent
- 4 properties.
- 5 (4) The sale, either retail or wholesale, of hay, either locally grown or imported from
- 6 outside the State of Florida, is allowed as an accessory use on a working farm, as
- 7 defined in CH 604.50 FS, where hay is already produced and sold. This provision
- 8 is not permitted in the A-3 zoning classification.
- 9 (5) On A-1 zone parcels residential complexes for agricultural employees are allowed
- 10 as an accessory use and may be clustered provided central water and sewage
- 11 facilities are provided. Dwelling units may be conventional construction, or
- 12 manufactured housing.
- 13 (6) On legal non-conforming lots or parcels of one acre or less in size or lots up to nine
- 14 and nine-tenths acres in size, the density per acre limitation for horses, mules,
- 15 donkeys, sheep, cattle, goats, swine, beefalo and other large farm animals is as
- 16 follows:
- 17 (a) The minimum square footage of contiguous open pasture area, not including
- 18 the dwelling and the garage (either attached or detached) shall be 9,000 square
- 19 feet for the first animal and 6,000 square feet for each additional animal.
- 20 (b) The total number of such animals that may be kept shall not exceed four per
- 21 acre except offspring, which may be kept until weaned.
- 22 (7) Requirements of the Storage of Manure:
- 23 (a) Manure shall not be allowed to accumulate causing a nuisance or hazard to the
- 24 health, welfare, or safety of humans or animals.
- 25 (b) The outside storage of manure in piles (two cubic yards or greater) shall not be
- 26 permitted within 100 feet of any lot line and/or any residence.
- 27 (c) Compliance with [Article 5](#) Springs Protection Zone standards.
- 28 D. Permitted Uses:
- 29 (1) Accessory use aircraft hangars in approved fly-in communities shall be permitted
- 30 and include a maximum height of 30 feet.
- 31 (2) Beekeeping Operations
- 32 (3) Pigeon lofts meeting the requirements of Sec. 4.3.20
- 33 (4) Pot-bellied pigs as pets
- 34 (5) Silos, not exceeding 100 feet in height
- 35 (6) Single-family guest cottage/apartment Refer to Sec. 4.3.18
- 36 (7) Yard sales (up to three per year)
- 37 E. Owners of properties located on waterbodies considered "non-ESOZ" waterbodies may
- 38 elect to designate the yard fronting on the waterbody as the new front or rear yard of the
- 39 property.

40 (Ord. No. 17-08, § 2(Exh. A), 4-11-2017)

41 **Sec. 4.2.3 General Agriculture (A-1) zoning classification.**

- 1 A. Intent of classification. The General Agriculture zoning classification is intended to
- 2 preserve agriculture as the primary use. This zoning classification in the Urban Area may
- 3 be used for agriculture until it is rezoned to another permitted classification.
- 4 B. Agricultural Zoning classification Permitted and Special Uses ~~Intent and Purpose~~. See table
- 5 4.2-1 below.
- 6 C. Property Development Regulations. See table 4.2-2 and figure 4.2-1 below.

7 **Sec. 4.2.4 Improved Agriculture (A-2) zoning classification.**

- 8 A. Intent of classification. The Improved Agriculture classification is intended to provide for
- 9 general farming and animal husbandry with accessory uses, involving substantial
- 10 improvement and development, and for which certain restrictive zoning is necessary to
- 11 minimize conflicts and protect the character of the area.
- 12 B. Agriculture Zoning Classification Permitted and Special Uses ~~Intent and Purpose~~. See
- 13 table 4.2-1 below.
- 14 C. Property Development Regulations. See table 4.2-2 and figure 4.2-1 below.

15 **Sec. 4.2.5 Residential Agriculture Estate (A-3) zoning classification.**

- 16 A. Intent of classification. The Residential Agricultural Estate Classification is intended to
- 17 provide for areas whose present or prospective use is animal husbandry with attendant
- 18 agricultural and accessory uses; providing a rural or farm atmosphere in which single
- 19 family home ownership may be combined with small parcel development and where the
- 20 growing of supplemental food supplies for families will be encouraged. It is also intended
- 21 to permit a reasonable use of the property while protecting prime agricultural or natural
- 22 area from urban encroachment and preventing rapid expansion of demands on public
- 23 facilities such as school, roads, and water and sewer lines.
- 24 B. Agriculture Zoning Classification Permitted and Special Uses ~~Intent and Purpose~~. See table
- 25 4.2-1 below.
- 26 C. Property Development Regulations. See table 4.2-2 and figure 4.2-1 below.

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Table 4.2-1 Agricultural Zoning Classification Intent and Purpose Table

Permitted/Special Uses	A-1	A-2	A-3
Airport, private	S	S	S
Aquaculture, fish hatcheries		S	S
Aviaries	S	S	S
Bed and breakfast inn	S	S	S
Carpet, rug, and upholstery cleaning			
Cemetery, mausoleum (private)	S	S	S
Church, Places of worship	S	S	S
Commercial vehicles utilized for transporting agricultural products raised or produced on the A-1 property of the vehicle owner may be parked on the A-1 zoned property – refer to Sec. 4.3.21.A and B for additional options on properties consisting of 5 acres or greater.	P		
Commercial vehicles utilized for transporting agricultural products raised or produced on the A-2 property of the vehicle owner may be parked on the A-2 zoned property – refer to Sec. 4.3.21.A and B for additional options on properties consisting of 5 acres or greater.		P	
Commercial vehicles utilized for transporting agricultural products raised or produced on the A-3 property of the vehicle owner may be parked on the A-3 zoned property – refer to Sec. 4.3.21.A and B for additional options on properties consisting of 5 acres or greater.			P
Dude ranch, riding academy	S	P	S
Feedlots, cattle, hog, lamb, etc.	S	S	S
Gas meter facility and supply lines, high-pressure, except where such permits are pre-empted by state and federal regulations	S	S	S
General farming and agricultural crop production, agricultural production of livestock including horses and cattle or the keeping and raising of ratites such as ostriches and emus. This section excludes aquaculture and limits the number of poultry to 25.		P	
General farming, agricultural crop production, agricultural production of livestock including horses, cattle or the keeping and raising of ratites such as ostriches and emus. This section excludes aquaculture, limits the number of poultry to 12.			P
General farming, agricultural uses such as aquaculture, fish hatcheries, agricultural crop production including sod farms, agricultural production of livestock and forestry, including horses, cattle or the keeping and raising of ratites such as ostriches and emus	P		
Greenhouse and plant nursery including both retail and wholesale, provided the products sold are raised on premises	P	P	P
Hay sales [refer to Sec. 4.2.2.C(4)]	P	P	P
Kennel	S	S	S
Landfill, construction, and demolition	S		

Permitted/Special Uses	A-1	A-2	A-3
Manufactured buildings (DCA approved residential units)	P	P	P
Manufactured homes	P	P	P
Motorized Vehicle Racetrack or Practice Facilities shall be defined as: Motorized Vehicle Racetrack or Practice Facility: a place where ATV's, Motocross Bikes, Go Carts, Off Road Vehicles, or any similar vehicles, gather to compete against each other or against time on a tract of land or course constructed or designed for such purpose; A place to train, develop form, techniques or other skills related to competition	S	S	S
Nursery school	S	S	S
Ornamental horticulture, floriculture, and nursery products, retail, wholesale	P	P	P
Parking of commercial vehicles [refer to Sec. 4.3.21]	S	S	S
Poultry farms, hatcheries	P		
Poultry, for personal use, not more than 25 birds.		P	
Poultry, for personal use, more than 25 birds		S	
Poultry for personal use, limited to 12 birds			P
Poultry raising, for personal use, more than 12 birds			S
Public park, or other public recreational use or building	P	S	P
Racetrack, non-motorized, non-commercial for training only	P	P	P
School, accredited public, private, parochial	S	S	S
Sewage treatment plants with an inflow exceeding 5,000 gallons per day	S	S	S
Shooting range	S	S	S
Silviculture	P	P	P
Single family, guest cottage, apartment [refer to Sec. 4.3.18]	P	P	P
Single-family dwelling	P	P	P
Specialty animals	S	S	S
Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law)	S	S	S
Storage of explosives	S	S	S
Transportation services solely related to the transport of horses and livestock	S	S	S
Treatment facility for wastewater residuals	S	S	S
Veterinary office, clinic, or hospital, no outside kennels permitted	P	P	P

(P) = Permitted (S) = Special Use Permit

Permitted/Special Uses	A-1	A-2	A-3
Veterinary office, clinic, or hospital, outside kennels permitted	S	S	S
Water wellfields	S	S	S

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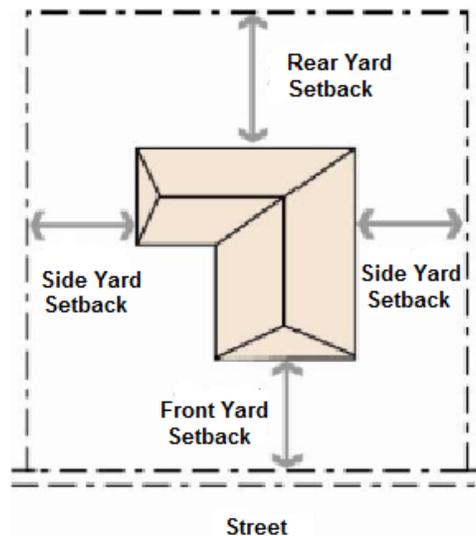
Table 4.2-2 Agricultural Classification Property Development Regulations Table

	Special Notes or Regulations	A-1	A-2	A-3
Maximum Permitted Density, unless qualifies for the density exceptions provisions in Section 4.3.2.		1 du/10 acres	1 du/10 acres	1 du/10 acres
Minimum Lot Area		10 acres	10 acres	10 acres
Minimum Lot Width		150 feet	150 feet	150 feet
Maximum Building Height		50 feet	50 feet	50 feet
Maximum Floor Area Ratio		None	None	None
Setbacks, Principal Structure (feet)				
Front		25	25	25
Side		25	25	25
Rear		25	25	25
Setbacks, General Accessory (feet)				
Front		25	25	25
Side		25	25	25
Rear		25	25	25
Setbacks, Accessory Housing for Livestock (feet)				
Front		75	75	50
Side		25	25	25
Rear		25	25	25
Setbacks, Accessory Housing for Poultry (feet)				
Front		100	100	50
Side		25	25	25
Rear		25	25	25
Setbacks, Accessory Pool Enclosures (feet)				

	Special Notes or Regulations	A-1	A-2	A-3
Front		25	25	25
Side		25	25	25
Rear		25	25	25

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2 Figure 4.2-1 Agricultural Classification Property Development Regulations Diagram



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5 **Sec. 4.2.6 Requirements for all residential zoning classifications.**

6 A. Contained in this section are the allowed land uses, building and lot standards (including
7 minimum setbacks), and other general requirements specified for these zoning
8 classifications.

9 B. These zoning classifications may apply for sites subject to the density exceptions
10 provisions in [Sec. 4.3.2](#).

11 C. General Requirements for all residential classifications:

12 (1) Lot orientation. In residential zoning classification R-1, R-2, R-3, and R-4 a single-
13 family residential dwelling, irrespective of construction method shall be situated on
14 the lot so that the external wall which, by design, is intended to be the front,
15 generally faces a street adjoining the lot.

16 (a) This requirement shall not apply in either of the following situations:

- 17 1. The dwelling is located on a "flag" lot; or
18 2. The dwelling is setback at least 100 feet from the street right-of-way
19 on an interior lot.

20 (b) Alternatively, relief to this requirement is subject to the following
21 conditions:

- 22 1. Any dwelling which cannot practically be located on the subject lot
23 in any other manner; and,

- 1 2. The dwelling shall have sufficient architectural treatment so that the
2 end wall does not appear to be an end wall, including at a minimum
3 an entry feature consisting of a porch and an entry door. All
4 construction of the entry feature must meet the applicable
5 construction codes for the dwelling unit type.
- 6 (2) Movable awnings, may not project over three feet into a required setback.
- 7 (3) No structure may be erected, placed upon, or extend over any easement unless
8 approved in writing by the person or entity holding said easement.
- 9 (4) All setbacks shall be measured from the foundation or wall if no foundation is
10 present; however, eaves, roof overhangs, pilasters, chimneys and fireplaces may
11 protrude two feet into the setback.
- 12 (5) See Environmentally Sensitive Overlay Zone (ESOZ) in [Article 5](#) for alternative
13 lot and building standards for properties within that zone.
- 14 (6) Residentially zoned parcels located on a waterbody that is not listed in
15 Table [5.2.1](#) (ESOZ) of this code, Sec. 5.2.2.A. may declare the lakeside as the front
16 yard in determining the placement of accessory structures, provided all setbacks are
17 observed.
- 18 (7) Private building for housing dogs, cats or similar small domesticated pets.
- 19 (8) Accessory structures shall be located in the rear or side yard provided required
20 setbacks are observed; for properties one (1) acre or less, accessory structures
21 require a minimum eight (8) feet rear and side yard setbacks consistent with the
22 Section.
- 23 (9) Accessory use aircraft hangars in approved fly-in communities shall be permitted
24 and include a maximum height of 30 feet.
- 25 (10) Outdoor ground and building lights shall not cast direct light on adjacent
26 properties.
- 27 D. Requirements for keeping chickens in residential zoning classifications:
 - 28 (1) Chicken shall mean a female of Gallus domesticus or a hen. Chicken shall not
29 include the following:
 - 30 (a) Any male chicken or rooster.
 - 31 (b) Any duck, goose, turkey, peafowl, guinea fowl or other poultry or fowl.
 - 32 (2) Number of chickens may not exceed six.
 - 33 (3) Roosters are prohibited.
 - 34 (4) Duplex, townhome, multi-family and similar units are prohibited from keeping
35 chickens.
 - 36 (5) Hens must be contained within a covered and fully enclosed chicken coop from
37 dusk to dawn and inside a coop and/or a fenced pen area the remainder of the time.
38 The coop and fenced pen area must be located in the side or rear lot behind the
39 principal structure.
 - 40 (6) It shall be unlawful for any person to allow hens to run at large upon the streets,
41 alleys, public or private rights-of-way or other public places, or upon the property
42 of any other person.

- 1 (7) The coop and fenced pen area shall be setback 20 feet, based on the closest portion
- 2 of the coop or fenced pen area, from any adjacent residential principal structure or
- 3 accessory that contains a residential unit.
- 4 (8) The coop and fenced pen area shall comply with all other zoning classification
- 5 setback requirements.
- 6 (9) The coop and pen area must be kept in a clean sanitary manner, free of insects and
- 7 rodents, offensive odors, excessive noise, or any other condition, which could
- 8 potentially cause a nuisance (i.e. the coop should be cleaned frequently).
- 9 (10) Stored feed must be secured in metal containers to prevent mice and other
- 10 pests.
- 11 (11) No routine slaughtering of the hens is allowed on the subject site.
- 12 (12) Hens are to be kept for personal use of the residents of the site and no on-
- 13 site retail sale of eggs, manure or hens shall occur.
- 14 E. Zoning lot and building standards shall conform to the standards outlined for each
- 15 residential classification within the sections that follow.
- 16 F. General requirements in RR-1 Zoning, RE Zoning and in any zoning classification
- 17 permitted by special use: For the keeping of horses, the minimum square footage of pasture
- 18 area not including the dwelling shall be 9,000 square feet for the first horse and 6,000
- 19 square feet for each additional horse. The total number of horses shall not exceed four per
- 20 acre, except foals, which may be kept until weaned.
- 21 G. Pigeon lofts meeting the requirements of [Sec. 4.3.20](#), on lots one acre or larger except in
- 22 MH and PMH classifications.

23 (Ord. No. 17-08, § 2(Exh. A), 4-11-2017)

24 **Sec. 4.2.7 Rural Residential (RR-1) zoning classification.**

- 25 A. Intent of Zoning Classification. The Rural Residential Zoning Classification provides for
- 26 rural residential development with home sites and certain agricultural uses, which are
- 27 compatible with rural residential development. All residentially zoned parcels of record
- 28 located in Rural Lands are eligible for rezoning to this classification. Agriculturally zoned
- 29 parcels shall not be rezoned to this classification.
- 30 B. Residential Zoning Classification ~~Intent and Purpose~~ Permitted and Special Uses. See table
- 31 4.2-3 below.
- 32 C. Property Development Regulations. See table 4.2-4 and figure 4.2-2 below.

33 **Sec. 4.2.8 Residential Estate (R-E) zoning classification.**

- 34 A. Intent of classification. The Residential Estate Zoning Classification provides for low-
- 35 density urban residential development with large lot home sites and certain agricultural
- 36 uses, which are compatible with residential development.
- 37 B. Residential Zoning Classification Permitted and Special Uses ~~Intent and Purpose~~. See table
- 38 4.2-3 below.
- 39 C. Property Development Regulations. See table 4.2-4 and figure 4.2-2 below.

40 **Sec. 4.2.9 Single Family Dwelling (R-1) zoning classification.**

- 1 A. Intent of classification. The Single Family Dwelling Zoning Classification is intended to
- 2 provide areas for medium-density residential development.
- 3 B. Residential Zoning Classification Permitted and Special Uses **Intent and Purpose**. See table
- 4 4.2-3 below.
- 5 C. Property Development Regulations. See table 4.2-4 and figure 4.2-2 below.

6 **Sec. 4.2.10 One and Two-Family Dwelling (R-2) zoning classification.**

- 7 A. Intent of Classification. The One- and Two-Family Dwelling Zoning Classification is
- 8 intended to provide areas for medium and high- density residential development and
- 9 includes both one-family and two-family dwellings.
- 10 B. Residential Zoning Classification Permitted and Special Uses **Intent and Purpose**. See table
- 11 4.2-3 below.
- 12 C. Property Development Regulations. See table 4.2-4 and figure 4.2-2 below.

13 **Sec. 4.2.11 Multiple-Family Dwelling (R-3) zoning classification.**

- 14 A. Intent of Classification. The Multi-Family Dwelling Zoning Classification is intended to
- 15 provide for high-density and urban residential development, including multi-family
- 16 dwellings in areas served by public or private water and sewer facilities.
- 17 B. Residential Zoning Classification Permitted and Special Uses **Intent and Purpose**. See table
- 18 4.2-3 below.
- 19 C. Property Development Regulations. See table 4.2-4 and figure 4.2-2 below.

20 **Sec. 4.2.12 Mixed Residential (R-4) zoning classification.**

- 21 A. Intent of Classification. The Mixed Residential Zoning Classification is intended to provide
- 22 for medium-density, single family or two-family, residential development utilizing a mix
- 23 of single or double-wide manufactured homes and conventional construction homes.
- 24 B. Residential Zoning Classification Permitted and Special Uses **Intent and Purpose**. See table
- 25 4.2-3 below.
- 26 C. Property Development Regulations. See table 4.2-4 and figure 4.2-2 below.

27 **Sec. 4.2.13 Manufactured Housing (MH) zoning classification.**

- 28 A. Intent of Classification. The Manufactured Housing (MH) Zoning Classification is
- 29 intended to provide residential areas for manufactured housing development.
- 30 Manufactured Housing dwelling units shall conform to the requirements of the National
- 31 Manufactured Home Construction and Safety Standards (HUD Code).
- 32 B. Residential Zoning Classification Permitted and Special Uses **Intent and Purpose**. See table
- 33 4.2-3 below.
- 34 C. Property Development Regulations. See table 4.2-4 and figure 4.2-2 below.
- 35 D. All units shall also comply, if applicable, with Sec. 4.3.6, Manufactured Home, and Park
- 36 Trailer and Recreational Vehicle Regulations of this Code.

37 **4.2.14 Manufactured Housing Park (P-MH) zoning classification.**

- 1 A. Intent of Classification. The Manufactured Housing Park Zoning Classification is intended
- 2 to provide tracts of land designed to create a sense of community and maintained or used
- 3 for the purpose of renting individual sites for manufactured homes.
- 4 B. Residential Zoning Classification Permitted and Special Uses~~Intent and Purpose~~. See table
- 5 4.2-3 below.
- 6 C. Property Development Regulations. See table 4.2-4, and figures 4.2-2 and 4.2-3 below.
- 7

1 Table 4.2-3 Residential Zoning Classification Intent and Purpose Table

Permitted/Special Uses	RR-1	R-E	R-1	R-2	R-3	R-4	MH	P-MH
Accessory uses on non-contiguous vacant lot	S	S	S	S	S	S	S	S
Art gallery		S	S	S	S	S	S	S
Cemetery, crematory, mausoleum		S	S	S	S	S	S	S
Church, Places of worship	S	P	P	P	P	P	P	P
Community and/or personal use garden			P			P	P	
Community or personal use garden	P	P		P	P			P
Community residential home with six or less residents	P	P	P	P	P	P		
Community residential home with seven or more residents		S	S	S	S	S		
Convalescent home, adult congregate living facility					P	P		
Daycare, child, adult					S	P		
Gas meter facility and supply lines, high-pressure, except where such permits are pre-empted by state and federal regulations		S	S	S	S	S	S	S
Horses or cattle for personal use [See special lot area and number requirements in Sec. 4.2.6.F]	P	P	S	S	S	S	S	S
Library		S	S	S	S	S	S	S
Low-power radio station			S					
Manufactured buildings (DCA approved residential units)	P	P	P	P	P	P	P	P
Manufactured homes	P	S		S		P	P	P
Multiple-family dwellings					P			
Museum		P	P/S					
Museums				S	S	S	S	S
Orphanage						P		
Parking of commercial vehicles [see Sec. 4.3.21]	S	S	S	S	S	S	P	
Pigeon lofts meeting the requirements of Sec. 4.3.20, on lots one acre or larger							S	S
Plant nursery, wholesale		S	S	S	S	S	S	S
Pot-bellied pigs as pets	S	S	S	S	S	S	S	S
Private clubs and community centers		S			S	S		
Private greenhouse or non-commercial (no retail sales) conservatory for plants or flowers	P	P						

(P) = Permitted (S) = Special Use Permit

Permitted/Special Uses	RR-1	R-E	R-1	R-2	R-3	R-4	MH	P-MH
Professional office		S	S	S	S	S	S	S
Public lodging establishments including resort condominium, non-transient apartment, transient apartment, rooming house, bed and breakfast inn, or resort dwelling	S	S	S	S	P	S	S	S
Public or private golf course or tennis facility, which may include a country club or clubhouse		P	P	P	P	S	P	P
Public Park, playground or other public recreational use	P	P	P	P	P	P	P	P
Recreation building		S		S	S			S
Rehabilitation center, physical					S	S		
School, accredited public, private, parochial		S	S	S	P	P	S	S
Sewage treatment plants with an inflow exceeding 5,000 gallons per day		S	S	S	S	S	S	S
Silviculture								
Single family, guest cottage, apartment. Refer to Sec. 4.3.18	P	P	P					
Single-family dwelling	P	P	P	P	P	P	P	
Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law)		S	S	S	S	S	S	S
Sprayfields or other type of effluent disposal area when application rate exceeds 10,000 gallons per day, if allowed by law	S							
Two-family dwelling (when consistent with land use)				P	P	P		
Water wellfields		S	S	S	S	S	S	S

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1 Table 4.2-4 Residential Classification Property Development Regulations Table

	Special Notes or Regulations	RR-1	R-E	R-1	R-2	R-3	R-4	MH	P-MH
Maximum Permitted Density [Vested or underlying land use designation, unless qualifies for the density exceptions provisions in Sec. 4.3.2.]									
Single-family		1 du/acre	1 du/acre	1 du/1 acre	4 du/acre	4 du/acre	4 du/acre	4 du/acre	4 du/acre
Two-family					6 du/acre	6 du/acre	6 du/acre		6 du/acre
Multiple-family						8 du/acre	8 du/acre		
High-Urban Density						8-16 du/acre	8-16 du/acre		
Minimum Lot Area	See Note(s)					Note ¹	Note ²		
without central water and central sewer service									
Single-family			32,670 SF	10,000 SF	10,000 SF	7,500 SF	7,500 SF	10,000 SF	
Two-family					12,500 SF	12,500 SF	12,500 SF		
3< family						12,500 SF			

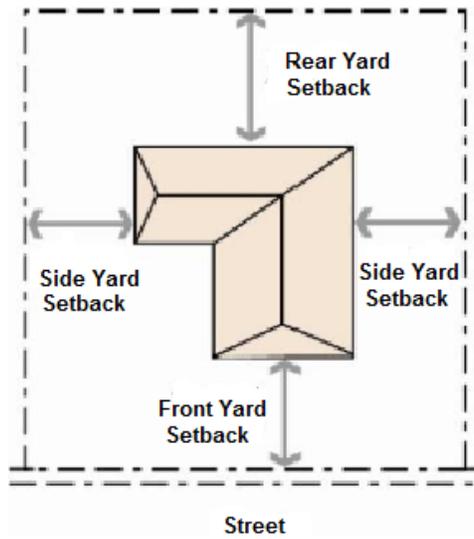
¹ Smaller lots sizes may be approved administratively through the waiver process in Article 2, Division 10 including DRC, Development Review Committee, recommendation and approval by the Board.

² Smaller lots sizes may be approved administratively through the waiver process in Article 2, Division 10 including DRC, Development Review Committee, recommendation and approval by the Board.

	Special Notes or Regulations	RR-1	R-E	R-1	R-2	R-3	R-4	MH	P-MH
with central water and central sewer service									
Single-family			32,670 SF	7,700 SF	10,000 SF	7,500 SF	5,000 SF	10,000 SF	
Two-family					12,500 SF	7,700 SF	7,700 SF		
3< family						7,700 SF			
Minimum Lot Width									
without central water and central sewer service (feet)									
Single-family		Existing	150	85	85	85	75	85	85
Two-family					100	100	100		100
3< family						100			
with central water and central sewer service (feet)									
Single-family		Existing	150	70	85	70	70	85	85
Two-family					100	70	100		100
3< family						70			
Maximum Floor Area Ratio		None	None	None	None	None	None	None	None
Setbacks, Principal Structure without central water and central									

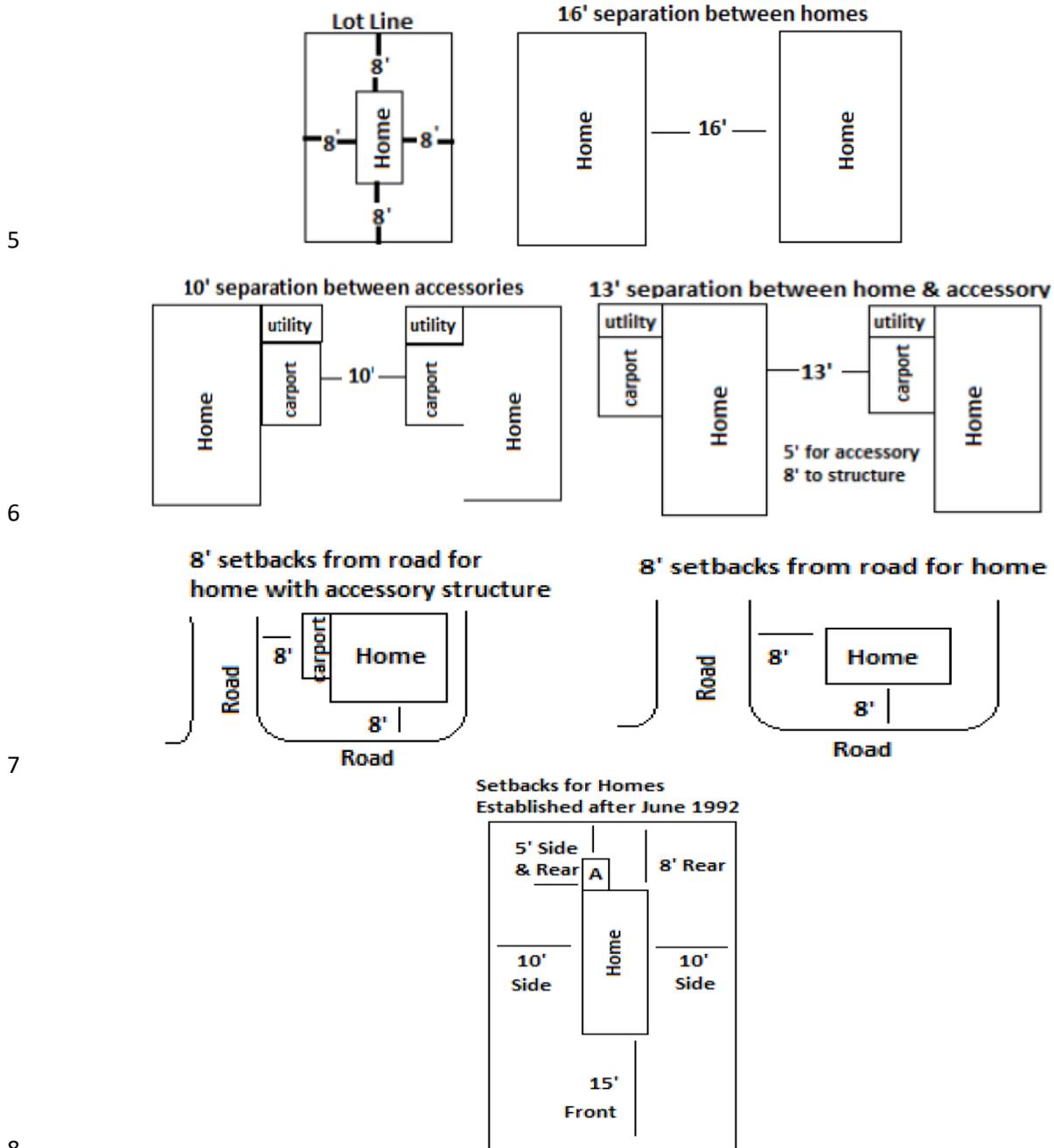
	Special Notes or Regulations	RR-1	R-E	R-1	R-2	R-3	R-4	MH	P-MH
sewer service (feet)									
without central water and central sewer service (feet)									
Front		25	25	25	25	25	25	25	25
Side		25	25	8	8	8	8	8	15
Rear		8	25	25	15	25	25	25	25
with central water and central sewer service (feet)									
Front		25	25	20	25	20	20	25	25
Side		25	25	8	8	8	8	8	15
Rear		8	25	20	15	20	20	25	25
Setbacks, General Accessory (feet) [refer to placement requirements in Sec. 4.2.6.C(8)]			Refer to Sec. 4.2.6.C(8)						
Front		25	25	25	25	25	25	25	25
Side		8	25	8	8	8	8	8	8
Rear		8	25	8	8	8	8	8	8
Maximum Building Height (feet)									
Primary Structure		40	40	40	40	40	40	40	40
Accessory Structure [refer to placement requirements in Sec. 4.2.6.C(8)]				20	20	20	20	20	20

1 Figure 4.2-2 Residential Classification Property Development Regulations Diagram



2

1 Figure 4.2-3 Mobile Home Park Classification Property Development Regulations
2 Diagram
3 Diagramed Setbacks for Manufactured Home Parks Established on or prior to June 11,
4 1992



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1
2 **[Commercial Zoning provided under separate cover.]**

3
4 ***[REFERENCE FROM OPENING OF THE COMMERCIAL ZONING SECTION***
5 ***UNDER SEPARATE COVER]***

6 ***Sec. 4.2.15 Requirements for all commercial and industrial zoning***
7 ***classifications.***

- 8 *A. Within commercially zoned classifications, unless otherwise noted the listed uses*
9 *shall mean the sale of finished products or units.*
- 10 *B. No structure may be erected, placed upon or extend over any easement unless*
11 *approved in writing by the person or entity holding said easement.*
- 12 *C. All security residences or residential units must be of similar construction and*
13 *architectural style as the primary structure.*
- 14 *D. All security or residential units must be to the side or rear of the primary*
15 *structure and location shall be approved administratively.*
- 16 *E. Ground and building lights shall be confined to the property and shall not cast*
17 *direct light on adjacent properties. The maximum height of a light pole shall be*
18 *35 feet in all commercial zoning classifications except B-1 and RAC where the*
19 *maximum height is 25 feet.*
- 20 *F. For all other outdoor lighting requirements, refer to Sec. 6.19.6.*
- 21 *G. Trash containers shall be screened from public view, using opaque materials.*
- 22 *H. All setbacks shall be measured from the outside wall of buildings or structures*
23 *and from the concrete curb surrounding gas pumps; however, eaves, roof*
24 *overhangs or pilasters may protrude two feet into a required setback. Gas pump*
25 *island canopies may protrude ten feet into a required setback.*
- 26 *I. Screening of Activities. Areas used for parking of commercial vehicles, or*
27 *storage of vehicles, or outdoor storage or uses shall be screened, buffered or*
28 *fenced in such a manner as to screen said areas from view from access streets,*
29 *freeways and incompatible adjacent properties. Such screening shall form a*
30 *complete opaque screen up to a point eight feet in vertical height.]*

31 **Sec. 4.2.26 Industrial Complex (I-C) zoning classification.**

- 32 **A. Intent of classification.** The Industrial Complex classification is intended to provide for the
33 development of integrated wholesale and special retail businesses which require office,
34 research and development, manufacturing, repair, service, sales, warehouse storage and
35 distribution facilities. These businesses may require larger parcels for the outside storage
36 of materials or equipment in inventory or awaiting repair.
- 37 **B. Industrial Complex Zoning Classification Permitted and Special Uses~~Intent and Purpose~~.**
38 See table 4.2-7 below.

1 C. Property Development Regulations. See table 4.2-8 below.

2 D. Special Requirements

3 (1) All setbacks shall be measured from the outside wall of buildings or structures and
4 from the concrete curb surrounding gas pumps; however, eaves, roof overhangs, or
5 pilasters may protrude two feet into a required setback.

6 (2) Areas used for parking of commercial vehicles, or storage of vehicles, or outdoor
7 storage shall be screened, buffered or fenced to screen said areas from view from
8 access streets, freeways and incompatible adjacent properties. Such screening shall
9 form a complete opaque screen up to a point eight feet in vertical height.

10 (3) Phased developments are allowed. Consideration shall be given to transportation
11 facilities (rail and highway) traffic circulation, parking, utility needs, aesthetics, and
12 compatibility.

13 E. Buffering Requirements. Buffers shall be provided consistent with the provisions of
14 Section 6.8.6; however, for a proposed Industrial use adjoining a Right-of-Way wherein
15 any form of Residential use is adjacent to that right-of-way across from the Industrial use,
16 that buffer shall be upgraded to a D-Type Buffer in lieu of a C-Type Buffer.

17 **Sec. 4.2.27 Light Industrial (M-1) zoning classification.**

18 A. Intent of classification. The Light Industrial classification is intended to provide land for
19 primarily the manufacture of small articles and products which do not involve the use of
20 any materials, processes, or machinery or production of a product likely to be detrimental
21 to nearby or adjacent residential or business property. Phased developments are allowed.
22 Consideration shall be given to transportation facilities (rail and highway) traffic
23 circulation, parking, utility needs, aesthetics, and compatibility.

24 B. Light Industrial Zoning Classification Permitted and Special Uses~~Intent and Purpose~~. See
25 table 4.2-7 below.

26 C. Property Development Regulations. See table 4.2-8 below.

27 D. Special Requirements

28 (1) All setbacks shall be measured from the outside wall of buildings or structures and
29 from the concrete curb surrounding gas pumps; however, eaves, roof overhangs, or
30 pilasters may protrude two feet into a required setback.

31 (2) Areas used for parking of commercial vehicles, or storage of vehicles, or outdoor
32 storage shall be screened, buffered or fenced to screen said areas from view from
33 access streets, freeways and incompatible adjacent properties. Such screening shall
34 form a complete opaque screen up to a point eight feet in vertical height.

35 E. Buffering Requirements. Buffers shall be provided consistent with the provisions of
36 Section 6.8.6; however, for a proposed Industrial use adjoining a Right-of-Way wherein
37 any form of Residential use is adjacent to that right-of-way across from the Industrial use,
38 that buffer shall be upgraded to a D-Type Buffer in lieu of a C-Type Buffer.

39 **Sec. 4.2.28 Heavy Industrial (M-2) zoning classification.**

40 A. Intent of Classification. The Heavy Industrial classification is intended to provide for those
41 manufacturing activities which create some undesirable effects and are not compatible with

1 other zoning classificationclassifications. Phased developments are allowed. Consideration
2 shall be given to transportation facilities (rail and highway) traffic circulation, parking,
3 utility needs, aesthetics, and compatibility.

4 B. Heavy Industrial Zoning Classification Permitted and Special Uses~~Intent and Purpose~~. See
5 table 4.2-7 below.

6 C. Property Development Regulations. See table 4.2-8 below.

7 D. Special Requirements

8 (1) All setbacks shall be measured from the outside wall of buildings or structures and
9 from the concrete curb surrounding gas pumps; however, eaves, roof overhangs, or
10 pilasters may protrude two feet into a required setback.

11 (2) Areas used for parking of commercial vehicles, or storage of vehicles, or outdoor
12 storage shall be screened, buffered or fenced to screen said areas from view from
13 access streets, freeways and incompatible adjacent properties. Such screening shall
14 form a complete opaque screen up to a point eight feet in vertical height.

15 E. Buffering Requirements. Buffers shall be provided consistent with the provisions of
16 Section 6.8.6; however, for a proposed Industrial use adjoining a Right-of-Way wherein
17 any form of Residential use is adjacent to that right-of-way across from the Industrial use,
18 that buffer shall be upgraded to a D-Type Buffer in lieu of a C-Type Buffer.

19 **Sec. 4.2.29 Rural Industrial (R-I) zoning classification**

20 A. Intent of classification. The Rural Industrial classification is intended to provide land for
21 agricultural related research, agricultural assembly operations, or agricultural
22 manufacturing uses. All undeveloped industrial parcels located in Rural Lands, as
23 designated by the Marion County Comprehensive Plan as amended, which are not in a
24 Rural Activity Center and which are zoned M-1 or M-2 shall retain their respective zoning.
25 Prior to filing for development approval, the property owner shall apply to rezone the
26 property to this zoning classification.

27 B. Rural Industrial Zoning Classification Permitted and Special Uses~~Intent and Purpose~~. See
28 table 4.2-7 below.

29 C. Property Development Regulations. See table 4.2-8 below.

30 D. Special Requirements

31 (1) All setbacks shall be measured from the outside wall of buildings or structures and
32 from the concrete curb surrounding gas pumps; however, eaves, roof overhangs, or
33 pilasters may protrude two feet into a required setback.

34 (2) Areas used for parking of commercial vehicles, or storage of vehicles, or outdoor
35 storage shall be screened, buffered or fenced to screen said areas from view from
36 access streets, freeways and incompatible adjacent properties. Such screening shall
37 form a complete opaque screen up to a point eight feet in vertical height.

38 (3) Phased developments are allowed. Consideration shall be given to transportation
39 facilities (rail and highway) traffic circulation, parking, utility needs, aesthetics, and
40 compatibility.

41 E. Buffering Requirements. Buffers shall be provided consistent with the provisions of
42 Section 6.8.6; however, for a proposed Industrial use adjoining a Right-of-Way wherein

(P) = Permitted (S) = Special Use Permit

- 1 any form of Residential use is adjacent to that right-of-way across from the Industrial use,
- 2 that buffer shall be upgraded to a D-Type Buffer in lieu of a C-Type Buffer.

3 **Table 4.2-7 Industrial Zoning Classification Intent and Purpose Table**

Permitted/Special Uses	I-C	M-1	M-2	R-I
Accessory uses are limited to Administrative and Professional offices, which are associated with permitted industrial uses, banks and financial institutions, medical and dental offices, employment and real estate agencies, food preparation, food service, eating facilities, and auditorium to serve employees			P	
Acids, non-corrosive, manufacturing, compounding, processing, or treatment			P	
Adult entertainment		S		
Agricultural, chemical, fertilizer sales, including application companies	P			
Agricultural chemicals, fertilizers, disinfectants, pesticides, herbicides, manufacturing			P	P
Agriculture, including all necessary structures and appurtenances as an interim land use		P	P	P
Agriculture laboratory		S	P	P
Agricultural uses as an interim use, excluding livestock	P			
Aircraft and related components, manufacture or assembly			P	
Airport, general aviation	S	P	P	
Airport, private	S	S	S	
Aluminum, manufacturing, and products of			P	
Animal burying			S	
Animal or marine fats and oils, manufacturing, rendering			P	S
Animal refuse			S	
Asphalt plant			S	
Automobiles and parts, manufacturing/assembly			P	
Automobile repair, paint, and body		P	P	
Automobile, truck or trailer, rental	P	P		
Automobile used parts, retail and wholesale	P			
Awning and canvas, repair		P	P	
Awning, canvas, repair	P			
Bags, except burlap bags or sacks, manufacturing and products of			P	
Bakery, commercial, retail/wholesale			P	
Bakery (industrial)			P	

(P) = Permitted (S) = Special Use Permit

Permitted/Special Uses	I-C	M-1	M-2	R-I
Bakery, industrial, commercial	P	P		
Bank, credit union, financial and loan	P	P		
Bar, bottle club, alcoholic			S	
Batteries, manufacturing & products of			P	
Blacksmith shop		P		P
Blue printing, photo-stating, photo engraving, printing, publishing, and bookbinding	P	P	P	
Boats, manufacturing/assembly			P	
Bottled gas, retail/wholesale			P	
Bottled gas, retail or wholesale		P		
Bottled gas sales				P
Boxes, paper, manufacturing, and products of			P	
Brass, manufacturing, and products of			P	
Candles, manufacturing, compounding, processing, or treatment of			P	
Canned, frozen, and preserved fruits, vegetables and food specialties, manufacturing, compounding, processing or treatment of		P	P	
Cans, manufacturing and products of			P	
Carpet, rug, and upholstery cleaning	P	P		
Cemetery, crematory, mausoleum			S	
Ceramic products, manufacturing/assembly			P	
Chemical and allied products, manufacturing, compounding, processing, or treatment of			P	
Child day care centers			P	P
Cigarettes and cigars, manufacturing, compounding, processing or treatment of			P	
Clocks and watches, manufacture or assembly		P	P	
Coffins, manufacture or assembly		P	P	
Commercial uses which are intended to service the needs of the employees and businesses within the surrounding industrial area. The following uses shall be allowed: Retail commercial sales and services oriented to the needs of people employed within the surrounding industrial area; retail sales of products manufactured on site; and personal service businesses, including child care centers, financial service businesses, service stations, hotels and motels			P	

(P) = Permitted (S) = Special Use Permit

Permitted/Special Uses	I-C	M-1	M-2	R-I
Composting of residuals, sewage sludge and food waste		S	S	P
Composting of wood products, manure and leaves		S	P	P
Computer maintenance and repair		P		
Concrete batch plant			P	
Concrete products, manufacturing/assembly			P	
Construction equipment sales	P			
Construction equipment, sales, leasing, repair, retail/wholesale			P	
Construction or industrial equipment, including sales, leasing, repair, retail, and wholesale	P			
Convenience store, gas station	P	P		
Copper, manufacturing, and products			P	
Dairy products manufacturing or processing		P	P	P
Daycare, child, adult	P			
Daycare, child		P		
Detergents, manufacturing, compounding, processing, or treatment of			P	
Disinfectants, manufacturing, compounding, processing or treatment of			P	
Distribution and warehousing facility	P	P	P	
Dog and cat food, manufacturing, compounding, processing or treatment of			P	
Dry cleaning plant	P		P	
Dye, manufacturing, compounding, processing, or treatment of			P	
Electrical appliances, manufacturing/assembly			P	
Energy related uses: fuel oil and LPG storage above ground; gas regulator station; bulk oil storage and gasoline storage tank above ground			P	
Express service			P	
Farm equipment, manufacturing/assembly			P	
Farm equipment, manufacture, or assembly				P
Farm products, packing, crating and shipping		S	P	P
Feed and fertilizer, retail/wholesale			P	
Feed and fertilizer, retail and wholesale	P	P		

(P) = Permitted (S) = Special Use Permit

Permitted/Special Uses	I-C	M-1	M-2	R-I
Feed and fertilizer sales				P
Feed grinding			P	P
Fitness centers, gymnasiums	P	P		
Freight terminal	P	S	P	
Garbage transfer station	S	S	S	S
Gas, bottled	P			
Gas, bottled, retail/wholesale				P
Gas, bottled, retail and wholesale			P	
Gas meter facility and supply lines, high-pressure, except where such permits are pre-empted by state and federal regulations	S	S	S	S
General construction industries relating to the building industry such as general contractor, electrical contractors, electrical contractors, plumbing contractors, equipment rental yards, etc.	P	P		P
General construction industries relating to the building industry; general contractors; electrical contractors; electrical contractors; plumbing contractors; equipment rental yards, etc.			P	
Glass, manufacturing and products of			P	
Grinding wheels, manufacturing and products of			P	
Hatchery			P	P
Heating and ventilating equipment, manufacturing/assembly			P	
Heavy equipment, trucks, and trailers, repair			P	
Heliport	P	P	P	
Horse or cattle sales facility			P	P
Hospital		S		
Hotel or motel	P			
Hotels, motels		P		
Ice storage facility	P	P		P
Industrial equipment retail/wholesale			P	
Iron, manufacturing, and products of			P	
Kennel			P	
Laundry, commercial plant	P		P	
Limerock, phosphate, clay processing		P	P	P
Linen and uniform supply			P	

(P) = Permitted (S) = Special Use Permit

Permitted/Special Uses	I-C	M-1	M-2	R-I
Linoleum, manufacturing, and products of			P	
Livestock auction market			S	
Lubricating oil and petroleum products, manufacturing, compounding, processing or treatment of			P	
Machine shop			P	P
Machinery and machine tools, manufacturing/assembly			P	
Manufacture or storage of explosives			S	
Mail and parcel delivery, private	P	P	P	
Matches, manufacturing and products			P	
Mattresses, manufacturing and products of			P	
Meat products, prepared		P	P	
Meat packing plant			P	P
Metal buffing, plating, polishing, sandblasting		P	P	
Miscellaneous food preparations and kindred products, manufacturing, compounding, processing, or treatment of			P	
Mortuary		P		
Motor freight or truck terminal	P		P	
Motor vehicle junkyard or recycling facility			P	
Musical instruments, manufacture, or assembly	P	P	P	
Neon signs, manufacturing/assembly			P	
Newspaper printing plant	P	P	P	
Novelties, manufacturing assembly			P	
Oil well valves and repairs, manufacturing/assembly			P	
Optical goods, manufacture, or assembly	S	S	P	
Painting and varnishing		S	P	
Pallet repair		P		
Paper, manufacturing, and products			P	
Paper and pulp mill			S	
Parking of commercial vehicles	P	P	P	P
Pest control agency, supplies	P	P		
Pharmaceutical products, manufacturing, compounding, processing, or treatment of			P	

(P) = Permitted (S) = Special Use Permit

Permitted/Special Uses	I-C	M-1	M-2	R-I
Pipe, metal, plastic, retail/wholesale			P	
Plastics, manufacturing, compounding, processing, or treatment			P	
Poultry slaughtering, processing, manufacturing, compounding, processing, or treatment of			P	
Printing, photoengraving, publishing, and bookbinding	P	P	P	
Process bottled water		P	P	
Professional office	P	P		
Radio/TV broadcasting facilities		P		
Railroad switching yard; storage of road building materials			P	
Recreation facilities such as; golf driving range; racing activities; shooting range; sporting clays, skeet or trapshooting facilities			P	
Recreation facilities such as but not limited to: archery range; golf course; golf driving range, horse racetrack. This does not include shooting ranges, skeet shooting or trapshooting facilities				P
Recreation facilities such as but not limited to the following: racing activities; shooting range; sporting clays, skeet or trapshooting facilities.				S
Refrigeration, manufacturing/assembly			P	
Repair of heavy equipment, trucks, and trailers			P	
Research activities, including research laboratories, developmental laboratories, and compatible light manufacturing such as, but not limited to, the following: Biochemical, Chemical, Electronics, Film and photography, Medical and dental, Metallurgy, Pharmaceutical and X-ray		P		
Restaurants	P	P		
Restaurant equipment sales	P			
Retail and wholesale of used and recycled merchandise			P	
Retail sales of products manufactured on site		P		
Satellite dish areas and accessory facilities			P	
Sawmill	S		P	
School, vocational		P		
Screw machine products, manufacturing/assembly			P	
Septic tank and chemical toilet manufacturing			P	
Sewage treatment plants with an inflow exceeding 5,000 gallons per day	S	S	S	S
Sheet metal shop and products, manufacturing/assembly			P	
Shoes, manufacture, or assembly		P	P	
Shops performing custom work such as, air conditioning, cabinet, carpentry, computers including software, concrete, electrical, heating, grinding, irrigation, metals, painting, pipes, plumbing, pumps, septic tanks,	P			

(P) = Permitted (S) = Special Use Permit

Permitted/Special Uses	I-C	M-1	M-2	R-I
sheet metal sharpening, swimming pools, ventilating, vulcanizing including maintenance, repair				
Shops performing custom work such as, air conditioning, cabinet, carpentry, computers including software, heating, irrigation, painting, pipes, plumbing, pumps, sheet metal, sharpening, welding, including maintenance, repair		P		
Signs, manufacture, or assembly		P	P	
Silk screens, manufacturing/assembly			P	
Smelting or refining			S	
Sporting goods, manufacturing/assembly			P	
Sports arena		S	P	
Sports facilities which may include archery range, golf course or driving range, horse racetrack, tennis facility, racquet ball facility or swimming club facility		P		
Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law)	S	S	S	S
Springs, manufacturing/assembly			P	
Steel, manufacturing, and products of			P	
Stencils, manufacturing/assembly			P	
Stockyard			S	
Stone cutting			P	
Storage, insecticides			S	
Storage, mini-warehouses	P	P		
Storage, poisonous gases			S	
Storage warehouse including inside Bulk Storage			P	
Storage, bulk oil or gasoline tank, above ground			P	
Tin, manufacturing and products of			P	
Tire recapping and vulcanizing			P	
Tire store, retail and wholesale			P	
Toiletries, manufacturing, compounding, processing, and treatment of			P	
Toys, manufacturing/assembly			P	
Trailers, manufacturing/assembly			P	
Trucks, manufacturing/assembly			P	

(P) = Permitted (S) = Special Use Permit

Permitted/Special Uses	I-C	M-1	M-2	R-I
Truck stop facilities			P	
Truck terminal or parking facility			P	
Upholstery or seat covers shop			P	
Upholstery shop, including repair		P		
Veterinary supplies, manufacture of			P	P
Vitamin products, manufacturing, compounding, processing, or treatment			P	
Water wellfields	S	S	S	S
Waxes and polishes, manufacturing, compounding, processing, or treatment			P	
Welding shop			P	
Woodworking, cabinet, carpentry and furniture shops			P	
Wool, manufacturing, products of			P	
Yarn, manufacturing, and products of			P	

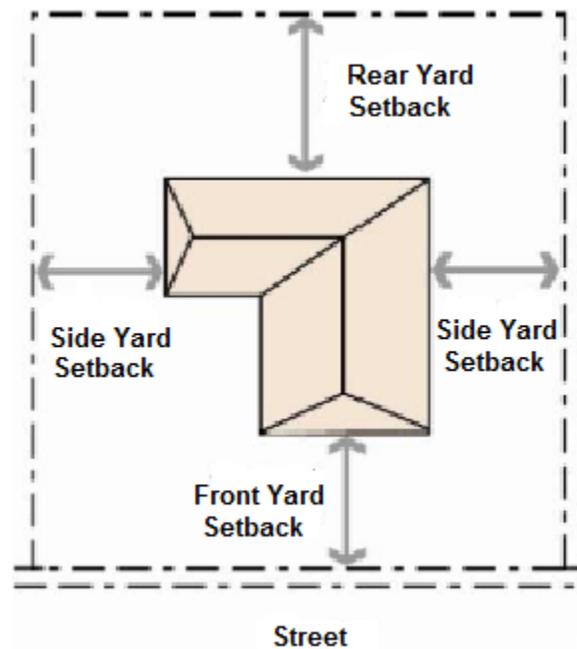
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Table 4.2-8 Industrial Classification Property Development Regulations Table

	Special Notes or Regulations	I-C	M-1	M-2	R-I
Maximum Permitted Density		1 Security Dwelling Unit	1 Security Dwelling Unit	1 Security Dwelling Unit	N/A
Minimum Lot Area		40 acres	None	None	None
Minimum Lot Width		150'	200'	200'	None
Maximum Building Height		50'	50'	50'	50'
Maximum Floor Area Ratio		0.75	0.75	0.75	0.75
Setbacks, Principal Structure (feet)					
Front	Accessory Structures Gas pumps or islands require a 25' setback; gas pump canopies may protrude 10' into a required setback	40'	40'	40'	40'
Side		10'	25'	25'	25'
Rear		10'	25'	25'	25'

1 Figure 4.2-5 Industrial Classification Property Development Regulations Diagram



2
3

4 **Sec. 4.2.30 Government Use (G-U) zoning classification**

5 A. Intent of Classification. The Governmental Use classification is intended to apply to those
6 areas where the only activities conducted are those of the U. S. Government, State of
7 Florida, and Marion County Board of Commissioners, Marion County School Board or
8 incorporated communities in Marion County.

9 B. Government Use Zoning Classification Permitted and Special Uses ~~Intent and Purpose~~. See
10 table 4.2-9 below.

11 Table 4.2-9 Government Use Zoning Classification Intent and Purpose Table

Permitted/Special Uses	G-U
Airport	S
Armory	S
Equipment yards	S
Fire station	S
Garbage transfer station	S
Gas meter facility and supply lines, high-pressure, except where such permits are pre-empted by state and federal regulations	S
Government owned auditorium	S
Hospital	S
Landfill, any type	S
Landfill, construction, and demolition	S
Park and recreation areas	S
Penal institution, jail	S
Post Office (US Postal Service owns land and building)	S
Schools	S

(P) = Permitted (S) = Special Use Permit

Sewage treatment plants with an inflow exceeding 5,000 gallons per day	S
Sheriff's Substation	S
Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law)	S
Water wellfields	S

1

1 **Sec. 4.2.15 Requirements for all commercial and industrial zoning classifications.**

- 2 A. Within commercially zoned classifications, unless otherwise noted the listed uses shall
3 mean the sale of finished products or units.
- 4 B. No structure may be erected, placed upon or extend over any easement unless approved in
5 writing by the person or entity holding said easement.
- 6 C. All security residences or residential units must be of similar construction and architectural
7 style as the primary structure.
- 8 D. All security or residential units must be to the side or rear of the primary structure and
9 location shall be approved administratively.
- 10 E. Ground and building lights shall be confined to the property and shall not cast direct light
11 on adjacent properties. The maximum height of a light pole shall be 35 feet in all
12 commercial zoning classifications except B-1 and RAC where the maximum height is 25
13 feet.
- 14 F. For all other outdoor lighting requirements, refer to [Sec. 6.19.6](#).
- 15 G. Trash containers shall be screened from public view, using opaque materials.
- 16 H. All setbacks shall be measured from the outside wall of buildings or structures and from
17 the concrete curb surrounding gas pumps; however, eaves, roof overhangs or pilasters may
18 protrude two feet into a required setback. Gas pump island canopies may protrude ten feet
19 into a required setback.
- 20 I. Screening of Activities. Areas used for parking of commercial vehicles, or storage of
21 vehicles, or outdoor storage or uses shall be screened, buffered or fenced in such a manner
22 as to screen said areas from view from access streets, freeways and incompatible adjacent
23 properties. Such screening shall form a complete opaque screen up to a point eight feet in
24 vertical height.

25 **Sec. 4.2.16 Residential Office (R-O) zoning classification.**

- 26 A. Intent of Classification. The Residential Office Zoning classification is intended to
27 provide areas where residential uses and certain office uses which are compatible with
28 residential development may be allowed to coexist. This normally occurs through the
29 conversion of single-family dwellings to specific office uses. This zoning classification is
30 to be considered a restricted commercial zoning classification.
- 31 B. Commercial Zoning Classification Permitted and Special Uses~~Intent and Purpose~~. See
32 table 2.4-5 below.
- 33 C. Development Standards. See table 2.4-6 below.
- 34 D. Special Requirements
- 35 (1) Existing residential uses will be allowed to continue as a permitted use of an existing
36 residential structure until such time as the dwelling unit is converted through change of
37 occupancy, sale, or lease for office or other permitted uses.

- (2) The front setback area shall not be utilized for the display, or storage of goods, commodities or merchandise offered for sale or rent whether on a temporary or permanent basis, unless permitted through the Temporary or Special Event Permitting Process. Refer to Sec. 4.3.16 for procedures to obtain either a Temporary Use Permit or a Special Event Permit.
- (3) Uses allowed in this zoning classification shall be located within an enclosed structure.
- E. See Environmentally Sensitive Overlay Zone (ESOZ) in Article 5 for alternative lot and building standards for properties within that zone.

Sec. 4.2.17 Neighborhood Business (B-1) zoning classification.

- A. Intent of Classification. The Neighborhood Business Classification is intended to provide for neighborhood retail and shopping facilities that would be appropriate with surround residential areas. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.
- B. Commercial Zoning Classification Permitted and Special Uses ~~Intent and Purpose~~. See table 2.4-5 below.
- C. Development Standards. See table 2.4-6 below.
- D. Special Requirements
 - (1) The front setback area shall not be utilized for the display, or storage of goods, commodities or merchandise offered for sale or rent whether on a temporary or permanent basis, unless permitted through the Temporary or Special Event Permitting Process. Refer to Sec. 4.3.16 for procedures to obtain either a Temporary Use Permit or a Special Event Permit.
 - (2) All setbacks shall be measured from the outside wall of buildings or structures and from the concrete curb surrounding gas pumps; however, eaves, roof overhangs, or pilasters may protrude two feet into a required setback.
- E. Buffering Requirements. Buffers shall be provided consistent with the provisions of Section 6.8.6; however, for a proposed Industrial use adjoining a Right-of-Way wherein any form of Residential use is adjacent to that right-of-way across from the Industrial use, that buffer shall be upgraded to a D-Type Buffer in lieu of a C-Type Buffer.

Sec. 4.2.18 Community Business (B-2) zoning classification.

- A. Intent of Classification. The Community Business classification provides for the shopping and limited service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.
- B. Commercial Zoning Classification Permitted and Special Uses ~~Intent and Purpose~~. See table 2.4-5 below.
- C. Development Standards. See table 2.4-6 below.
- D. Special Requirements
 - (1) All commercial activities involving retail sales or rentals shall take place in a completely enclosed building. Restaurant, garden center, plant nursery, boat, golf cart, LSV, bicycle and lawnmower sales, rentals, and displays may take place outside, if any lawnmowers, golf carts, LSVs and bicycles being displayed outside are stored inside the sales building after business hours.

- 1 (2) Screening of Activities. Areas used for parking of commercial vehicles, or storage of vehicles,
2 or outdoor storage or uses shall be screened, buffered or fences in such a manner as to screen
3 said areas from view from access streets, freeways and incompatible adjacent properties. Such
4 screening shall form a complete opaque screen up to a point eight feet in vertical height. Items
5 for outside storage that are not for display for retail or rental purposes shall be located in the side
6 or rear yard area and shall be subject to the buffering requirements below, and the additional
7 requirements of Section 6.8.6.
- 8 (3) Within commercially zoned classifications, unless otherwise noted the listed uses shall mean the
9 sale of finished products or units.
- 10 E. Buffering Requirements. Buffers shall be provided consistent with the provisions of Section 6.8.6;
11 however, for a proposed Industrial use adjoining a Right-of-Way wherein any form of Residential
12 use is adjacent to that right-of-way across from the Industrial use, that buffer shall be upgraded to
13 a D-Type Buffer in lieu of a C-Type Buffer.

14 **Sec. 4.2.19 Specialty Business (B-3) zoning classification.**

- 15 A. Intent of Classification. The Specialty Business classification is intended to provide areas for
16 the development of special commercial facilities requiring large parcels of land, which require
17 access, by motor vehicles of all types including tractor- trailer units.
- 18 B. Commercial Zoning Classification ~~Intent and Purpose~~ Permitted and Special Uses. See table 2.4-
19 5 below.
- 20 C. Development Standards. See table 2.4-6 below.
- 21 D. Special Requirements.
- 22 (1) All setbacks shall be measured from the outside wall of buildings or structures and from the
23 concrete curb surrounding gas pumps; however, eaves, roof overhangs, or pilasters may protrude
24 two feet into a required setback.
- 25 (2) The display of motor vehicles, recreational vehicles and trailers, farm tractors and equipment,
26 and heavy construction equipment, which are for sale or lease, may be exhibited in the front
27 setback; however, the front setback shall be increased to a minimum of 85 feet.
- 28 (3) All uses allowed in this zoning classification shall be located within an enclosed structure with
29 the following exceptions:
- 30 (a) All outdoor activities and outdoor storage of materials, components, and finished goods shall be
31 located in side or rear yard areas and shall be fenced and buffered from view from surrounding
32 properties
- 33 (b) Temporary storage or parking of motor vehicles, recreational vehicles, trailers, farm tractors and
34 equipment, which are for, inventory or in for repair shall be located in side or rear yard areas
35 where they are buffered from view from adjacent properties.
- 36 (c) The temporary parking of commercial vehicles in truck stop facilities or public parking lots or
37 facilities
- 38 (4) Within commercially zoned classifications, unless otherwise noted the listed uses shall mean the
39 sale of finished products or units.
- 40 E. Buffering Requirements. Buffers shall be provided consistent with the provisions of Section 6.8.6;
41 however, for a proposed Industrial use adjoining a Right-of-Way wherein any form of Residential
42 use is adjacent to that right-of-way across from the Industrial use, that buffer shall be upgraded to
43 a D-Type Buffer in lieu of a C-Type Buffer.

1 **Sec. 4.2.20 Regional Business (B-4) zoning classification.**

- 2 A. Intent of Classification. The Regional Business classification is intended to create a zoning
3 classification to provide for the development of regional shopping centers; to establish and
4 maintain intensive commercial activities and specialized service establishments that require
5 centralized locations within a large service area; to provide a full range of merchandise and
6 services usually obtainable in major department stores and their complimentary specialty shops;
7 and to permit the development of major financial and administrative complexes that may serve
8 a region and require a conspicuous and accessible location convenient for motorists.
- 9 B. Commercial Zoning Classification Permitted and Special Uses **Intent and Purpose**. See table 2.4-
10 5 below.
- 11 C. Development Standards. See table 2.4-6 below.
- 12 D. Special Requirements.
- 13 (1) All uses allowed in this zoning classification shall be located within an enclosed structure with
14 the following exceptions:
- 15 (a) All outdoor activities and outdoor storage of materials, components, and finished goods shall be
16 located in side or rear yard areas and shall be fenced and buffered from view from surrounding
17 properties.
- 18 (b) Temporary storage or parking of motor vehicles, recreational vehicles, trailers, farm tractors and
19 equipment, which are for, inventory or in for repair shall be located in side or rear yard areas
20 where they are buffered from view from adjacent properties.
- 21 (c) The temporary parking of commercial vehicles in truck stop facilities or public parking lots or
22 facilities.
- 23 (d) Within commercially zoned classifications, unless otherwise noted the listed uses shall mean the
24 sale of finished products or units.
- 25 F. Buffering Requirements. Buffers shall be provided consistent with the provisions of Section 6.8.6;
26 however, for a proposed Industrial use adjoining a Right-of-Way wherein any form of Residential
27 use is adjacent to that right-of-way across from the Industrial use, that buffer shall be upgraded to
28 a D-Type Buffer in lieu of a C-Type Buffer.

29 **Sec. 4.2.21 Heavy Business (B-5) zoning classification.**

- 30 A. Intent of Classification. The Heavy Business classification is intended to provide for those uses
31 such as retail or wholesale, repair and service, which may require larger parcels for the outside
32 storage of materials or equipment in inventory or waiting repair. Businesses are intended to serve
33 clients and customers from a regional area providing access for large delivery trucks.
- 34 B. Commercial Zoning Classification Permitted and Special Uses **Intent and Purpose**. See table 2.4-
35 5 below.
- 36 C. Development Standards. See table 2.4-6 below.
- 37 D. Special Requirements.
- 38 (1) All setbacks will be measured from the outside wall of buildings or structures and from the
39 concrete curb surrounding gas pumps; however, eaves, roof overhangs, or pilasters may protrude
40 two feet into a required setback.
- 41 (2) The display of items allowed within this zoning classification that are for sale or lease, may be
42 displayed within the front setback. The front setback will be increased to a minimum of 85 feet

1 for structures or buildings.

- 2 (a) Sales, rentals and display of motor vehicles, farm equipment, manufactured homes, motorcycles,
3 landscape contractor's yard supplies, farm tractors, trailers, utility/storage sheds, restaurant
4 service, garden center items, lawn mowers, bicycles, boats, golf carts, and plant nursery are
5 permitted outside in this classification. All outdoor activities and outdoor storage of materials,
6 components, and finished goods shall be located in side or rear yard areas and shall be fenced
7 and buffered from view from surrounding properties.
- 8 (b) Temporary storage or parking of motor vehicles, recreational vehicles, trailers, farm tractors and
9 equipment, which are for, inventory or in for repair shall be located in side or rear yard areas
10 where they are buffered from view from adjacent properties.
- 11 (c) The temporary parking of commercial vehicles in truck stop facilities or public parking lots or
12 facilities.
- 13 E. Buffering Requirements. Buffers shall be provided consistent with the provisions of Section
14 6.8.6; however, for a proposed Industrial use adjoining a Right-of-Way wherein any form of
15 Residential use is adjacent to that right-of-way across from the Industrial use, that buffer shall be
16 upgraded to a D-Type Buffer in lieu of a C-Type Buffer.

17 **Sec. 4.2.22 ~~Rural~~ Recreational Resort (RR) zoning classification.**

- 18 A. Intent of Classification. The Recreational Resort Classification is intended to provide for
19 commercial and institutional recreational development in rural or urban areas adjacent to or
20 within the Ocala National Forest or other natural recreation areas including but not limited to
21 the Silver River State Park, the Florida Greenway, and Rainbow River Park or on lands fronting
22 on lakes or rivers. The uses allowed in this classification are water-related, water-dependent, or
23 natural resource dependent and are necessary for the support of the guests and the immediate
24 population.
- 25 B. Commercial Zoning Classification Permitted and Special Uses ~~Intent and Purpose~~. See table 2.4-
26 5 below.
- 27 C. Development Standards
- 28 (1) Minimum Lot Area
- 29 (a) 1,500 square feet for Park model or travel trailer, without additions
- 30 (b) 2,400 square feet for Park model trailer, with additions
- 31 (c) 4,000 square feet for Manufactured homes
- 32 (d) 20,000 square feet for Group Campsite
- 33 (2) Minimum Lot Width:
- 34 (e) 30 feet for Park model or travel trailer, without additions
- 35 (f) 35 feet for Park model trailer, with additions
- 36 (g) 40 feet for Manufactured homes
- 37 (3) Maximum Building Height: 40 feet
- 38 (4) Maximum Impervious Area: 40% of gross parcel area
- 39 (5) Minimum Land Area for Recreation Facility: 8 acres
- 40 D. Setbacks:
- 41 (1) Minimum Front Setback
- 42 (a) 20 feet for Manufactured home and Park model sites (8 feet for RV Parks designed and
43 constructed prior to June 11, 1992)

- 1 (b) If parking is provided elsewhere, this setback may be reduced to 8 feet
2 (2) Minimum Side Setback
3 (a) 15 feet Separation between units
4 (b) (8 feet for RV Parks designed and constructed prior to June 11, 1992)
5 (3) Minimum Rear Setback
6 (a) 10 feet for Manufactured home or Park model sites. (8 feet for RV Parks designed and
7 constructed prior to June 11, 1992)
- 8 E. Accessory Structures/Uses:
9 (1) Additions (where noted) include screen room, awning, carport, utility room and storage shed.
10 (2) Accessory uses (where permitted) require a 10' separation between additions, and must be
11 located in a side or rear yard only.
12 (3) Setbacks for accessory uses in Recreational Vehicle Parks designed and constructed prior to June
13 11, 1992 shall be separated by a minimum of 10 feet on the side and rear.
- 14 F. Special Requirements:
15 (1) The proposed development or existing development shall have a total land area sufficient to
16 meet all site design standards in this Code including, but not limited to: land required providing
17 setbacks from abutting rights-of-way, water bodies, buffers, stormwater management, off-street
18 parking and circulation, protection of wetlands or other provisions that may require land area to
19 be set aside.
20 (2) Temporary occupancy living accommodations for recreation or travel use which may include
21 but are not limited to the following: fifth wheel travel trailer, travel trailers, camping trailer,
22 truck camper, motor home, van conversion, tent vehicles and tents, cabins or bunk house
23 sleeping quarters.
24 (3) Park model trailers or manufactured homes may also be used as temporary occupancy living
25 quarters, when owned by the property owner.
26 (4) Developments proposed for private lands within one mile of or within the proclamation
27 boundary of the Ocala National Forest shall be reviewed by the USDA Forest Service.
28 Comments shall be considered by the county in granting approval for the proposed development.
29 (5) Lake and riverine wetlands and grass beds shall be protected in accordance with Article 5 and
30 Florida Department of Environmental Protection. Any environmental disruptions will be
31 mitigated. All proposed projects located within the Environmentally Sensitive Overlay Zone
32 shall comply with the requirements of Article 5 of this Code.
33 (6) Proof of permits or exemptions by other regulatory agencies shall be provided to the Director
34 prior to obtaining a building permit.
- 35 G. Access and Parking Requirements:
36 (1) Access to the recreational resort shall be from a federal, state, or county maintained roadway.
37 (2) Internal streets shall provide safe and convenient access to spaces and appropriate resort
38 facilities. Alignment and gradient shall be properly adapted to topography. Construction and
39 maintenance shall provide a well-drained, paved surface. Such surfaced roadways shall be of
40 adequate width to accommodate anticipated traffic, and in all cases shall meet the minimum
41 width of 12 feet per lane.
42 (3) Streets serving less than 50 spaces may be used as part of a pedestrian circulation system. If the
43 relation of individual space locations to facilities within the resort calls for establishment of

1 pedestrian ways, they shall be provided, preferably as part of a common open space system away
2 from streets, but otherwise as sidewalks. No common access to such pedestrian ways or to
3 facilities within the resort shall be through an individual space.

4 (4) Temporary living accommodation spaces or permanent dwelling units shall be located with
5 access to internal streets as to provide for convenient vehicular ingress and egress, and shall not
6 have direct access to adjoining public rights-of- way.

7 (5) Temporary living accommodation spaces shall be located in relation to pedestrian ways and
8 principal destinations within the resort as to provide for safe and convenient pedestrian access
9 to such destinations.

10 (6) All parking and non-water dependent facilities must be built on upland areas.

11 (7) Only boat docks, boat launching ramps and fueling facilities may be located within the one
12 percent (100-year) flood plain. Fuel storage tanks shall be located on the upland area outside of
13 the one percent (100-year) flood plain, and shall be designed to contain spills.

14 (8) Boat launching/docking/marine facilities must provide vehicular-trailer parking at the rate of one
15 space per boat if public launching is allowed.

16 H. Building and Construction Standards:

17 (1) All facilities within the resort shall be served by a central water and sewage system. Fire flow
18 and pressure shall be provided by the constructed water supply system. Refer to Article 6.

19 (2) Service buildings equipped with toilets, lavatories, showers, and laundry facilities shall be
20 provided in accordance with Department of Health requirements.

21 (3) All temporary living accommodation units owned by the property owner shall be permanently
22 anchored in accordance with the manufacturer's instructions or ANSI A225.1, latest edition.

23 (4) All temporary living accommodations, manufactured homes or park model trailers, owned and
24 rented by the property owner shall be under skirted using stucco with a simulated block, brick
25 or stone finish.

26 (5) All side setbacks shall be measured from wall to wall of adjacent living units. The front setback
27 shall be measured from the edge of paving.

28 (6) Accessory uses and structures shall be substantially related to and in the context of the character
29 of the development and shall be located in the rear or side yard, provided the required setbacks
30 are observed.

31 (7) Storage sheds or facilities, provided by the property owner, shall be permitted provided they do
32 not exceed 100 square feet in floor area per storage shed and the shed will fit within the required
33 setbacks below.

34 (8) Porches, either screened or unscreened, may be erected on the site provided setbacks can be met.
35 They shall be so designed as to be self-supporting and capable of being removed from the
36 dwelling unit.

37 (9) Where fireplaces, cooking shelters or similar facilities for open fires or outdoor cooking are
38 provided within spaces or elsewhere, they shall be so located, constructed, maintained and used
39 so as to minimize fire hazards and smoke nuisance within the resort and in adjoining areas.

40 (10) Only boat docks, boat launching ramps and fueling facilities may be located within the one
41 percent (100-year) flood plain. Fuel storage tanks shall be located on the upland area outside of
42 the one percent (100-year) flood plain, and shall be designed to contain spills.

43 (11) Boat launching/docking/marine facilities must provide vehicular-trailer parking at the rate of

1 one space per boat if public launching is allowed.

2 **Sec. 4.2.23 Rural Commercial (RC-1) zoning classification.**

- 3 A. Intent of classification. The Rural Commercial classification is intended to provide for
4 agricultural related commercial uses that would be appropriate on Rural Lands not located in a
5 Rural Activity Center. All undeveloped commercial parcels located in the Rural Lands shall
6 rezone to this reclassification prior to applying for development approval.
- 7 B. Commercial Zoning Classification Permitted and Special Uses ~~Intent and Purpose~~. See table 2.4-
8 5 below.
- 9 C. Development Standards. See table 2.4-6 below.
- 10 D. Special Requirements
- 11 (1) All setbacks shall be measured from the outside wall of buildings or structures and from the
12 concrete curb surrounding gas pumps; however, eaves, roof overhangs, or pilasters may protrude
13 two feet into a required setback.
- 14 (2) All uses allowed in this zoning classification shall be located within an enclosed structure with
15 the following exceptions:
- 16 (a) Farm building construction yard, bulk gypsum, lime, ground limestone or sulfur, farm storage
17 structures, farm equipment, implements and supplies, and similar uses with outdoor activities
18 and outside storage of materials. Components and finished goods shall be fenced and screened
19 from view from surrounding properties.
- 20 (b) Temporary storage or parking of farm tractors, machinery and equipment, farm irrigation
21 equipment, horse trailers and farm wagons, which are for inventory or in for repair, shall be in
22 areas where they are screened from view from adjacent properties having dissimilar land uses.
- 23 E. The display of farm tractors, machinery and equipment, farm irrigation equipment, horse trailers
24 and farm wagons, which are for sale or lease, may be exhibited in the front setback.
- 25 F. Buffering Requirements: The table below is a modified version of Table 6.8-2 of the Land
26 Development Code and provides the type of buffer required between a proposed use and an
27 existing use, or in the absence of an existing use. Refer to Section 6.8.6 for additional
28 requirements.

29 **Sec. 4.2.24 Rural Activity Center (RAC) zoning classification.**

- 30 A. Intent of classification. The Rural Activity Center classification is intended to provide for the
31 shopping and limited services needed by residents in the rural area, and encourage and allow for
32 mixed use nodes of residential (single-family and multi-family), commercial uses, and
33 agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to
34 reduce trips to the urban areas of the county for daily needs and services.
- 35 B. Commercial Zoning Classification Permitted and Special Uses ~~Intent and Purpose~~. See table 2.4-
36 5 below.
- 37 C. Development Standards. See table 2.4-6 below.
- 38 D. Special Requirements.
- 39 (1) Retained zoning. All property located in a Rural Activity Center as of the adoption date of this
40 Code which is zoned B- 1, B-2, B-3, B-4, B-5, M-1, or M-2 shall retain its respective zoning
41 classification, however, uses shall be limited to the uses designated above for a Rural Activity

1 Center.

- 2 (2) Proposed rezoning. Vacant property shall retain its respective zoning classification until such
3 time as the property is to be developed. The property shall then be rezoned to RAC, Rural
4 Activity Center Classification.
- 5 (3) Single family dwelling units will be allowed on the second floor above shops or stores, or as
6 attached ground floor units at the rear of the business, or as detached dwelling units at the rear
7 of the shop or store. Dwelling units shall not exceed the density of two dwelling units per gross
8 acre and are primarily for use by the business owner or employees.
- 9 (4) Residential development within the Rural Activity Centers shall be permitted at a density of up
10 to two dwelling units per gross acre on properly zoned parcels qualifying for alternate
11 development standards in Article 3, or on a non- contiguous parcel of record in the Rural Area
12 of the as set forth in Appendix A of the Comprehensive Plan and set forth in Section 4.3.2 of the
13 Land Development Code
- 14 (5) All setbacks shall be measured from the outside wall of buildings or structures and from the
15 concrete curb surrounding gas pumps; however, eaves, roof overhangs, or pilasters may protrude
16 two feet into a required setback.
- 17 (6) All uses allowed in this zoning classification shall be located within an enclosed structure with
18 the following exceptions:
- 19 (a) Farm building construction yard, bulk gypsum, lime, ground limestone or sulfur, farm storage
20 structures, farm equipment, implements and supplies, and similar uses with outdoor activities
21 and outside storage of materials. Components and finished goods shall be fenced and screened
22 from view from surrounding properties.
- 23 (b) Temporary storage or parking of farm tractors, machinery and equipment, farm irrigation
24 equipment, horse trailers and farm wagons, which are for inventory or in for repair, shall be in
25 areas where they are screened from view from adjacent properties having dissimilar land uses.
- 26 (c) The display of farm tractors, machinery and equipment, farm irrigation equipment, horse trailers
27 and farm wagons, which are for sale or lease, may be exhibited in the front setback.
- 28 E. Buffering Requirements: The table below is a modified version of Table 6.8-2 of the Land
29 Development Code and provides the type of buffer required between a proposed use and an
30 existing use, or in the absence of an existing use. Refer to Section 6.8.6 for additional
31 requirements.

32 **Sec. 4.2.25 Recreation Vehicle Park (P-RV) zoning classification.**

- 33 A. Intent of Classification. The Recreational Vehicle Park classification is intended to provide for
34 the rental of areas or spaces that may include manufactured homes, park models, camper and
35 tent vehicles, fifth wheel travel trailer, travel trailers, camping trailer, truck camper, motor home,
36 van conversion, tent vehicles and tents, cabins or bunk house sleeping quarters. The uses allowed
37 in this classification may be water-related, water-dependent, or natural resource dependent and
38 are necessary for the support of the guests and the immediate population.
- 39 B. Commercial Zoning Classification Permitted and Special Uses ~~Intent and Purpose~~. See table 2.4-
40 5 below.
- 41 C. Development Standards
- 42 (1) Minimum Lot Area:
- 43 (a) 1,500 square feet for Park model or travel trailer, without additions

- 1 (b) 2,400 square feet for Park model trailer, with additions
- 2 (c) 4,000 square feet for Manufactured homes
- 3 (2) Minimum Lot Width:
- 4 (a) 30 feet for Park model or travel trailer, without additions
- 5 (b) 35 feet for Park model trailer, with additions
- 6 (c) 40 feet for Manufactured homes
- 7 (3) Maximum Building Height: 40 feet
- 8 D. Setbacks
- 9 (1) Setbacks in Recreational Vehicle Parks designed and constructed prior to June 11, 1992 shall
- 10 have front, side, and rear setbacks of 8 feet for main structures, and 10-foot rear and side setbacks
- 11 for accessory use structures.
- 12 (2) Minimum Front Setback:
- 13 (a) 0 feet for Manufactured home and Park model sites if parking is provided elsewhere, this setback
- 14 may be reduced to 8 feet.
- 15 (3) Minimum Side Setback:
- 16 (a) 15 feet for Manufactured home sites
- 17 (b) 15-foot separation unit to unit or unit to addition for Park Models
- 18 (4) Minimum Rear Setback:
- 19 (a) 10 feet for Manufactured home or Park model sites.
- 20 (5) Accessory uses (where permitted) require a 10 feet separation between additions, and must be
- 21 located in a side or rear yard only. Refer to Section 4.3.5.D for additional accessory structure
- 22 standards.
- 23 E. Special Requirements
- 24 (1) A park shall consist of two or more units.
- 25 (2) All side setbacks shall be measured from the wall of one unit or addition to the wall of the
- 26 adjacent unit or addition.
- 27 (3) Outdoor ground lighting shall not cast direct light on offsite dwellings.
- 28 (4) A service building equipped with toilets, lavatories, showers, and laundry facilities shall be
- 29 provided.
- 30 (5) All additions on individual spaces must be constructed to standard building code.
- 31 (6) Indoor, outdoor display or storage is limited to permitted uses and must adhere to buffering
- 32 requirements as outlined in Sec. 6.8.6 of this Code.
- 33 (7) Under skirting shall be provided for all units used for rental purposes and for mobile homes that
- 34 rent spaces for more than 12 months.
- 35
- 36
- 37

Table 4.2-5 Commercial Zoning Classification Intent and Purpose Table

Permitted/Special Uses	RO	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Accessory uses are permitted on lots greater than 2400 square feet										P

Accessory uses and structures such as private recreational facilities including swimming pool, archery range, shuffleboard, clubhouse, meeting room, and similar facilities needed to support a resort development							P			P
Additions (where permitted) include screen room, awning, carport, utility room, and storage shed										P
Adult entertainment						S				

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Permitted/Special Uses	R-O	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Advertising specialties			P		P	P				
Agricultural, chemical, fertilizer sales, including application companies					P	P		P	P	
Agricultural farm equipment, tools, implements, machinery, lease, sales, new, used, retail, wholesale, repair					P	P			P	
Agricultural gypsum, lime, ground limestone, sulfur						P		P		
Agricultural gypsum, lime, ground limestone, sulfur retail, wholesale									S	
Agriculture farm equipment, tools, implements, machinery, including lease, repair, new, used				P		P		P		
Agricultural uses as an interim use, except livestock	P	P	P		P	P	P			
Agricultural uses as an interim use, excluding animals									P	
Agricultural uses as an interim use, excluding livestock				P		P		P		P
Air conditioning, heating, ventilation equipment sales, service, repair			P		P	P				
Airport, general aviation						P				
Amusement Park						P				
Animal or marine fats and oils, manufacturing, rendering								S		
Art gallery	S									
Artisan shops, antiques, art gallery, art supplies, astrologer, books and stationary, camera, clocks, clothing, craft, gifts, hobby supplies, ice cream shop, jewelry, leather goods, luggage, radio and television, shoes, souvenirs, smoke shop, tobacco, toys, watches and similar establishments including repair		P	P		P	P				
Artisan shops, antiques, art gallery, florist, ice cream, pets, smoke shop, tobacco, and similar establishments including repair									P	

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Assembly and fabrication of goods using components manufactured elsewhere and brought to the site								S	S	
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Permitted/Special Uses	RO	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Assembly, fabrication of goods using components manufactured elsewhere, brought to the site						P				
Auction houses, excluding animals					P	P				
Auction houses, excluding those for animals					S					
Automobile paint and body shop			S	S		P				
Automobile paint, body shop					P					
Automobile parts, new			P		P	P				
Automobile parts, new, used						P				
Automobile parts, used					S					
Automobile rental			P		P	P				
Automobile repair, no paint or body work			P		P	P				
Automobile, truck sales, lease, new, used					P	P				
Automobile, truck sales, new, used			S							
Automotive detailing, carwash, inside building									P	
Automotive parts, new									P	
Awning, canvas, repair						P				
Awning sales					P	P				
Bait and tackle, sporting goods		P	P			P	P	P	P	
Bakery, industrial, commercial			S	S	S	P				
Bakery, meats, delicatessen, or confectionary		P	P		P	P			P	
Bank, credit union, financial and loan		P	P		P	P		P	P	
Bar, alcohol sales			P		P	P			P	
Barber, Beauty shop	P	P	P		P	P				

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Permitted/Special Uses	RO	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Barber or beauty shop									P	
Bed and breakfast inn		S							P	
Bicycle sales, rental		S	P		P	P				
Blacksmith, farrier shops					P	P				
Blacksmith or farrier shops								P		
Blacksmith or farrier shops retail									P	
Boats, marine motor sales, service			P		P	P				
Boat yard						P				
Bookbinding						P				
Bottled gas cylinder refilling								P		
Bottled gas, refilling of cylinders					P	P	P		P	P
Bottling plant (non-alcoholic beverages)			S		P	P				
Bowling alley			P		P	P				
Bus terminal				P	P	P				
Carpet, rug cleaning						P				
Cemetery, crematory, mausoleum	S		S	S	S	S				
Church, Places of worship	P	S	P	S	P	P	S	P	S	S
Club, private, lodge, fraternity, sorority	P	P	P		P	P				
Cold storage plant, locker						P			P	
Community residential home with six or less residents	P								P	
Community residential home with seven or more residents									S	

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Permitted/Special Uses	RO	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Community residential home with seven or more residents and in accordance with the spacing requirements of Florida Statute	S									
Construction equipment sales						P				
Construction or contractor yard			S	P	S	P			S	
Construction or contractor's yard								S		
Convenience store, gas station		P	P		P	P		P	P	
Convenience store, gas station for primary use of residents and their guests							P			P
Daycare, child, adult	P	P	P		P	P			P	
Dry cleaning plant						P				
Dude ranch, riding academy						P	P	P		
Dwelling units for owner or employee		P	P		P	P	P	P	P	P
Employment office			P		P	P				
Farm building, construction yard								P	P	
Farm irrigation, equipment sales, installation, repair						P		P	P	
Farm produce, sales, packing, crating, shipping, retail, wholesale						P		P	P	
Farm storage structures including manufacturing and installation								P		
Farm storage structures including manufacturing and installation, retail or wholesale									P	
Farm supplies including seed, feed, fertilizer, fencing posts and tack								P		
Farm supply store including seed, feed, fertilizer, fencing posts, tack						P			P	
Farm, utility storage structures, sheds manufacturing, sales, retail,					P	P				

wholesale, installation										
Fitness centers and gymnasiums		P	P		P	P				
Fitness centers, gymnasiums									P	

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Permitted/Special Uses	RO	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Flea market, new and used merchandise, inside, outside				S	S	P				
Fuel oil, including sales and storage									P	
Fuel oil, sales and storage, retail, wholesale						P				
Food catering			P		P	P				
Game arcade, coin operated			P		P	P				
Garbage transfer station			S	S	S	S				
Garden supply		S	P		P	P				
Gas, bottled, refill cylinders			S							
Gas, bottled, sales and storage, retail, wholesale						P				
Gas meter facility and supply lines, high-pressure, except where such permits are preempted by state and federal regulations	S	S	S	S	S	S	S	S		S
Gas supply lines, high pressure, except where such permits are preempted by state and federal regulations									S	
Glass, mirror shop					P	P				
Golf cart, LSV sales			P		P	P				
Golf course		P	P		P	P				
Grain elevator						P		P		
Grocery, supermarket									P	
Gun shop			P		P	P		P		
Hardware store								P		
Hatchery, fish, or fowl, wholesale						P		P		
Heavy machinery, equipment sales, new, used, leasing, rental, repair				P		P				

Heliports						P				
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Permitted/Special Uses	RO	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Horse trailers and farm wagons, including repair and manufacturing								P		
Horse trailers, farm wagons, manufacturing, sales, and repair					P	P			P	
Horses or cattle, not a sales operation (See special lot area and number requirements in Sec. 4.2.6.F)	S	S	S	S	S	S		S	P	
Hospital	S	P	P		P	P				
Hotel, motel			P		P	P				
Household appliance, repair		S								
Household appliance, furnishings, sales, repair			P		P	P				
Ice storage house						P				
Indoor, outside display or storage, limited to permitted uses							S			
Industrial equipment, sales, lease, new, used						P				
Kennel					P/S	P/S				
Kennel, outdoor								S		
Land, farm management		P	P		P	P				
Land Management services									P	
Laundromat							P		P	
Laundromats										P
Laundry, commercial plant						P				
Lawn mowers, power, sales and repair		S	P		P	P				
Library	S	P	P		P	P				
Limerock, phosphate, clay processing								S		
Linen supply					P	P				

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Permitted/Special Uses	RO	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Lumber, building materials									P	
Lumberyards and building material sales					S					
Lumberyards, building material sales			S							
Lumberyards, building materials						P				
Machine shop						P				
Manufactured home, model home complex					P	P				
Manufactured homes					P	P				
Manufacturer representative offices, warehouses						P				
Marina			P		P	P	P			
Medical transport service					P	P				
Milk distributing station						P				
Model-home sales lot or model home complex	P		P		P	P				
Monuments or memorials, retail				S	S					
Monuments, memorials						P				
Mortuary					P	P				
Motorcycle sales, service			S		P	P				
Motor freight terminal, truck stop facilities including gas station, restaurants, convenience stores						P				
Moving, storage firms, truck terminals						P				
Museums	S	P	P		P	P				
Musical instruments, manufacture, or assembly										
Neon signs, manufacturing/assembly										

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Permitted/Special Uses	RO	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Newspaper printing plant						P				
Nightclub			P		P	P				
Novelties, manufacturing assembly										
Nursery school										
Office furniture, equipment, sales, service			P		P	P				
Orphanage	P	P	P		P	P				
Package liquor									P	
Package liquor store			P		P	P				
Paint and wallpaper			P		P	P				
Pallet repair						S				
Parking garage, public			P		P	P				
Parking lot		P	P		P	P				
Parking of commercial vehicles, see Sec. 4.3.21	S									
Parking of commercial vehicles for permitted business as an accessory use		P	P		P	P				
Parking of commercial vehicles used for the permitted business purposes as an accessory use								P	P	
Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business		S	S		P	P		S	S	
Pawn shop			S		P	P			S	
Personal services, detective agency, dressmaker, dry cleaning - including picking-up, florist, interior design, locksmith, laundry, laundromat, pressing, mending clothing, shoes including repair, tailor, travel agency		P	P		P	P				
Pest control agency, supplies			S		P	P				
Plant nursery, wholesale			S							
Plant nursery, retail		P	P		P	P				

Permitted/Special Uses	RO	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Plant nursery, retail, wholesale	S	S								
Plant nursery, landscape contractor's yards									P	
Plant nursery, landscape contractor's yards, retail, wholesale					P	P		P		
Poolroom			P		P	P				
Post Office									P	
Post office, privately owned, leased			P		P	P				
Produce, outside building			S		S					
Produce sales, outside				S		P		P	P	
Professional office	P	P	P		P	P		P	P	
Public Park, playground or other public recreational use	P									
Public parks, playgrounds		P	P		P	P				
Racetrack, any kind						P				
Railroad terminal					P	P				
Recreation building			P		P	P				
Recreational vehicle, see PRV							P			
Recreational vehicle rental			P		P	P				
Recreational vehicle sales			S		P	P				
Redemption, recycle center				S	S					
Redemption, recycling center for used aluminum, glass, plastic, or steel						P				
Refill, bottle gas cylinders									P	
Refrigerating equipment, commercial, repair					P	P				

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Permitted/Special Uses	RO	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Repair, detailing of motor vehicles, recreational vehicles, trailers				P		P				
Repair, detailing of motor vehicles, recreational vehicles, or trailers					P	P				
Research, testing lab				S	S	P				
Restaurant						P	P			
Restaurants		P	P		P	P		P	P	
Restaurant equipment sales										
Restaurant, fast food, drive through		S								
Restaurant, fast food, or drive through									S	
Restaurant, including fast food and drive through			P		P	P				
Schools, accredited public, private, parochial		P	P		P	P				
Seafood shop		S	P		P	P				
Service and maintenance buildings							P			
Service, maintenance buildings										P
Sewage treatment plants with an inflow exceeding 5,000 gallons per day	S	S	S	S	S	S	S	S	S	S
Sharpening and grinding shops									P	
Shooting facility, enclosed					P	P				
Shooting facility, outdoor						P				
Shops performing custom work, electrical, plumbing, sheet metal, heating, ventilating, air conditioning, and motor vehicle custom body work				P	S	P				
Shops performing custom work such as, air conditioning, cabinet, carpentry, concrete, electrical, heating, grinding, irrigation, metals, painting, pipes, plumbing, pumps, septic tanks, sheet metal, sharpening, swimming pools, ventilating, welding, tire recapping, varnishing, vulcanizing including maintenance, repair						P				

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Permitted/Special Uses	RO	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Sign shop, painting					P	P				
Skating ring					P	P				
Sports arena				S	S	P				
Sports facilities which may include tennis facility, archery range, racquet ball facility, or swimming club facility	S							S		
Sports facilities which may include tennis facility, racquet ball facility or swimming club facility							P			P
Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law)	S	S	S	S	S	S	S	S	S	S
Storage, mini-warehouse									P	
Storage, mini-warehouses		P	P		P	P				
Storage, poisonous gases										
Storage warehouses			S		S					
Storage warehouse for farm products								P		
Storage warehouses, including farm products						P				
Stores, department, furniture, hardware, household appliances, optical, pet		P	P		P	P				
Stores, drug			P		P	P				
Stores, department, drug, gun furniture, garden supplies, hardware, household appliances including maintenance, repair									P	
Studios, art, dance, music, photography, radio, television		P	P		P	P				
Studios, Art, Dance, Music, Photography, Tailor, dressmaker, pressing and mending	P				P	P				
Swimming pool supplies			S		S					

Tattoo, body piercing parlor			P		P	P				
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Permitted/Special Uses	RO	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Tattoo or Piercing parlor									P	
Taxidermist			P		P	P				
Theater			P		P	P				
Theater, drive-in						P				
Trailers, manufacturing						P				
Trailers, sales, and service			S							
Trailers, sales, lease, new, used, repair					P	P				
Truck stop facilities				P		P				
Upholstery shop, including repair					P	P				
Used merchandise, inside building		P	P		P	P				
Used merchandise, outside building, including flea market			S							
Utility company service yards		S	S		S	P		S	S	
Veterinary clinic, small animals		P	P		P	P				
Veterinary office and supplies								P	P	
Veterinary office, supplies					P	P				
Water wellfields	S	S	S	S	S	S	S	S	S	S
Wholesale businesses, warehouses						P				
Worm farm						P				

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Table 4.2-6 Industrial Classification Property Development Regulations Table

	Special Notes or Regulations	R-O	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Maximum Permitted Density		1 per unit	1 dwelling unit per shop or store	No specific density; based on development form; see Section 4.2.8 above.	1 dwelling unit per shop or store	2 per acre	No specific density; based on development form; see Section 4.2.11 above.				
Minimum Lot Area		None	None	None	None	None	None	1,500 square feet for Park model or travel trailer, without additions 2,400 square feet for Park model trailer, with additions 4,000 square feet for Manufactured homes 20,000 square feet for Group Campsite Minimum Land Area for Recreation Facility: 8 acres	None	None	

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	Special Notes or Regulations	R-O	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
								Maximum Impervious Area: 40% of gross parcel area			
Minimum Lot Width		85'	None	None	200'	None	None	30 feet for Park model or travel trailer, without additions 35 feet for Park model trailer, with additions 40 feet for Manufactured homes	None	None	
Maximum Building Height		50'	50'	50'	50'	50'	50'	40'	50'	50'	
Maximum Floor Area Ratio		None	0.70	1.0	1.0	1.0	0.70	See Lot Area	0.30	0.35	
Setbacks, Principal Structure (feet)											

3

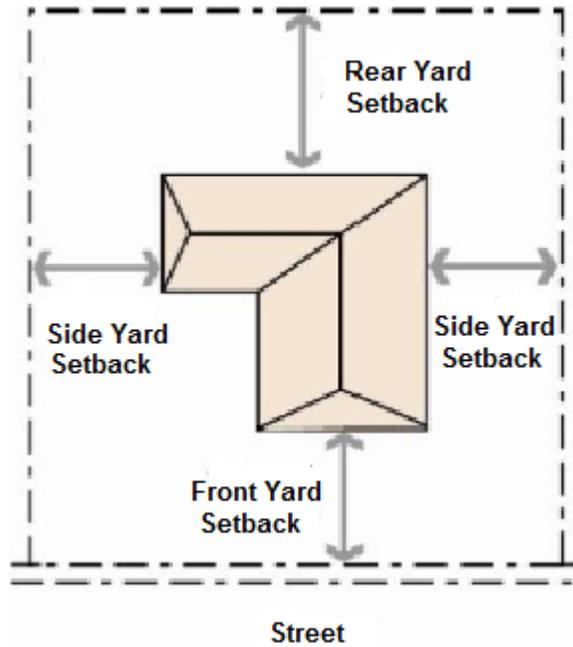
	Special Notes or Regulations	R-O	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Front	Accessory Structures Gas pumps or islands require a 25' setback; gas pump canopies may protrude 10' into a required setback		40' (65' w/gas pump)	40' (65' w/gas pump)	40' (65' w/gas pump)	40'	40' (65' w/gas pump)	20 feet for Manufactured home and Park model sites (8 feet for RV Parks designed and constructed prior to June 11, 1992) If parking is provided elsewhere, this setback may be reduced to 8 feet		45' (65' w/gas pump)	
Side			10' (65' w/gas pump)	10' (65' w/gas pump)	20' (40' w/gas pump)	10' (45' w/gas pump)	10' (65' w/gas pump)	15 feet Separation between units (8 feet for RV Parks designed and constructed prior to June 11, 1992)		10' (65' w/gas pump)	
Rear			8'	25'	20'	25'	25'	10 feet for Manufactured home or Park		25'	

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2

	Special Notes or Regulations	R-O	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Rear (cont.)								model sites. (8 feet for RV Parks designed and constructed prior to June 11, 1992)			

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Figure 4.2-1 Commercial Classification Property Development Regulations Diagram



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Sec. 4.2.31. - Planned Unit Development.

- A. Intent of classification. The Planned Unit Development Classification is intended to provide a process for the evaluation of unique individually planned residential, commercial, industrial, and mixed use developments, which may not otherwise be permitted in the standard zoning classifications established by this Division. The purpose of a PUD is to:
 - (1) Plan land as a whole to be developed as a single operation or as defined in a series of phases;
 - (2) Simplify the procedure for obtaining approval of proposed development through the simultaneous review by the county of proposed land use, special uses, accessory uses, and structures that are related to and complement the area within and surrounding the PUD, lot and setback consideration, public needs and requirements, and health and safety factors;
 - (3) Provide flexibility in design to take the greatest advantage of natural and protected resources, land, trees, living species, historical and other features;
 - (4) Allow a variety of housing types and compatible neighborhood arrangements that promote residential diversity and a larger selection of living environments and living units;
 - (5) Provide the developer sufficient freedom to take a creative approach to the use of land and related physical development, as well as utilizing innovative techniques to enhance the visual character of the community; and
 - (6) Design the environment in a multi-modal manner that enhances pedestrian, bicycle, and transit connectivity within the development and in connecting to the surrounding community.
- B. Permitted uses:
 - (1) Any permitted use, special use, or accessory use in any zoning classification listed within the County's LDC, including, manufactured buildings or manufactured homes, may be considered in a PUD, provided the proposed use is consistent with the County's future land use designation for the site, and the provisions of the LDC for each use.
 - (2) Uses identified as ordinarily requiring a Special Use Permit in the Division may be authorized as permitted within all or a part of a PUD without the necessity of a separate SUP application, [Division 2.8](#) review and approval as long as the following apply to the requested use:
 - (a) The special use is identified for inclusion within the PUD as part of the PUD Conceptual Plan materials,
 - (b) The special use is accessory to and completely internal to the PUD wherein the internal location is sufficiently internal to the PUD that the location(s) of the special

Green Underline = Added Text

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- use are setback equal to, or greater than, any required supplemental minimum surrounding property owner public notice area and/or any related protection zone for that use (e.g., telecommunications tower, wellhead protection area, etc.), and
- (c) The special use is consistent with the Comprehensive Plan, demonstrates compliance with the general SUP application review criteria listed in [Sec. 2.8.2.C](#), and demonstrates compliance with any specific requirements applicable to that special use as may be listed elsewhere within this Code.
- (3) Owners of parcels within the PUD may subsequently request the authorization of additional special uses following approval of the PUD by undertaking the SUP application process for the proposed additional use without applying for an amendment to the PUD
 - (4) As part of any PUD, the PUD shall set forth the permitted uses and all incorporated special uses by using one or more of the following methods, provided the uses are consistent with the PUD site's Comprehensive Plan future land use designations and their provisions of this section:
 - (a) Incorporate by reference one, or more, of the standard zoning classifications as listed elsewhere in this Division.
 - (b) Provide an independent specific list of uses for the PUD,
 - (c) Provide an independent specific list of prohibited uses for the PUD.
 - (5) For the PUD, the intended character of the PUD shall be identified, including the structure types, architectural styles, ownership forms, amenities, and community management form (e.g., property owner association, community development classification, municipal service unit, ~~etc.~~) or suitable alternative, all of which must be approved by the Board upon final consideration of the PUD approval.
- C. Minimum project size. The minimum acreage requirement for a PUD classification is ½ half acre, and all acreage must be under common ownership or control at the time of submitting for and obtaining approval of a rezoning application for a PUD zoning.
- D. Density/Intensity:
- ~~(1)A-~~ Maximum. The maximum allowable density/intensity for a PUD cannot exceed that established by the Comprehensive Plan Future Land Use Designation(s) for the site, along with any density or intensity bonuses and/or transfers acquired for the site as enabled by the Comprehensive Plan and the LDC; however, if the PUD site is vested for a higher density/intensity as established consistent with the Comprehensive Plan and the LDC, the PUD may propose densities and/or intensities consistent with the vested status.
 - ~~(2)B-~~ Approval. The final maximum density/intensity permitted shall be established by the Board upon recommendation of the Development Review Committee and the Planning and Zoning Commission. The Board is not obligated to authorize the maximum density/intensity as potentially allowed by the Comprehensive Plan future

Green Underline = Added Text

~~Red Strike-Out~~ = Deleted Text

land use designation(s) and/or bonuses and/or transfers acquired for the PUD site. The criteria for establishing a maximum density/intensity includes existing zoning, adequacy of existing and proposed public facilities and services, site characteristics, and the requirements of the Comprehensive Plan for any residential or non-residential land use involving the area in question, with additional focus on the compatibility of the PUD's proposed uses with the adjoining and surrounding properties.

~~(3)G.~~ Increases. Density/intensity increases may be attained through any of the following methods, consistent with the Comprehensive Plan and LDC provisions:

- (a) Transfer of Development Rights (TDR) Program (Division 3.4),
- (b) Transfer of Vested Rights (TVR) Program (Division 3.4),
- (c) Rural Land development density bonuses (Sec. 3.3.3).

~~(4)D.~~ Blending. The Comprehensive Plan Future Land Use Element Table 2-1 - Urban Area Low Residential, medium Residential, High Residential, Urban Residential, Commercial, Employment Center, and Commerce Center Increases. Density/intensity increases may be attained through any of the following methods, consistent with the Comprehensive Plan and LDC provisions.

~~(5)E.~~ Averaging.

- (a) The gross amount of density/intensity of uses in a PUD may be allocated to any area of the total PUD site; however, proposed uses that are subject to the special setback and/or protection zone/area requirements shall be required to comply with those applicable standards as established within the Comprehensive Plan and this Code both within, and to areas outside the boundary, of the PUD.
- (b) The PUD may propose alternative setback and/or protection zone/areas meeting the intent of the Code for uses internal to the PUD site as part of the PUD review and consideration, subject however to the Comprehensive Plan.
- (c) If the PUD is for a cluster type project that must be enabled as a PUD as established by the Comprehensive Plan (e.g., Rural Residential Cluster or Hamlet Division 3.3), then the PUD shall be subject to compliance with the applicable natural open space preservation requirements, with the remaining lands available for development then being eligible for density and/or intensity averaging, subject to any special requirements of the particular PUD cluster type as required by the Comprehensive Plan and this Code.

~~(6)F.~~ Perimeter Buffer. Whenever a PUD abuts existing development with lower density and/or intensity land uses, the Board may impose special perimeter buffer requirements to maintain compatibility with the existing adjoining use. The PUD must comply with the minimum buffer requirements as established in this Code, or

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an alternative design meeting the intent of the Code may be proposed for consideration. If an alternative design is proposed, the proposal shall include, at a minimum, scaled typical vertical and horizontal cross-sections of the buffer, including depictions of all proposed alternative buffer improvements and scaled representations of the existing principal structures and improvements that are located on the adjoining properties being buffered from the PUD.

E. Site Development Standards:

(1) Access.

- (a) Vehicles. All properties resulting from a PUD shall have paved access to paved public or private street right-of-way; however, ingress/egress or cross-access easements may be proposed as an alternative to a right-of-way as part of the PUD, provided all access is paved.
- (b) Non-vehicular. The PUD shall include pedestrian and/or bicycle facilities internally to address internal circulation needs and externally to provide for integration of the PUD to surrounding existing for future facilities.
- (c) Multi-modal. The PUD shall include multi-modal design accommodating pedestrian, bicycle, transit, and vehicular access focusing on integrating the modes with the proposed PUD uses and expected activity levels and/or focus (e.g., employment, residential, institutional, etc.).
- (d) Parking and loading. Parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in [Section 6.11.8](#); however alternative parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional. The use of shared parking is encouraged, along with the integration of parking as part of a multi-use structure as provided in [Section 4.2.6.D\(8\)](#).
- (e) Utilities. All appropriate utility infrastructure shall be made available to and provided for the PUD.
- (f) Stormwater. All appropriate and necessary stormwater infrastructure shall be provided for the PUD development to ensure compliance this Code.
- (g) Minimum construction. All access, regardless of mode and/or infrastructure, shall be provided in compliance with the requirements of [Article 6](#).

(2) Easements:

- (a) Provision. Easements shall be provided to address the maintenance and upkeep of all PUD infrastructure (e.g., Stormwater systems, utilities, etc.) and/or when necessary to allow adjoining property owners reasonable access for the maintenance and upkeep of improvements (e.g., access for zero-lot line structure, etc.). Any easements necessary shall be provided, established, and conveyed consistent with the provisions of Article 6.

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(b) Encroachment. No principal or accessory structure may be erected, placed upon, or extend over any easement unless authorized in writing by the entity holding title to said easement, with such authorization being recorded in the Marion County Official Records. Such authorizations may include, and are encouraged to set forth, terms and conditions, regarding the easement encroachment (e.g., duration, maintenance, removal, sunset, etc.) for reference by all current and future parties.

(3) Setbacks and separations:

- (a) All PUD setbacks and separations shall be set forth with the PUD, and be identified in a manner that addresses principal and accessory structures for all setback directions and separations as follows:
 - 1. Similar to the authorization of uses in [Section 4.2.6.A\(4\)](#), the PUD may use or reference an existing standard zoning classification's setback standards or propose alternative setbacks.
 - 2. The front yard setback for all PUDs shall ensure the safe and effective provision of services, maintenance, and support of the PUD development (e.g., multi-modal access, utility lines, landscaping, etc.).
 - 3. All setbacks for principal and accessory structures shall be provided in both typical illustration and table format. The typical illustration and table shall be included on all development plan submissions as related to the development type, and shall particularly be provided on the Master Site Plan and/or Final Plat Plan.
- (b) All setbacks shall be measured from the foundation, walls, or similar building structural support components and/or habitable areas; however eaves, roof overhangs, and other similar non-habitable architectural features may encroach or protrude by not more than two feet into any required setback.
- (c) Building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure, particularly those that make up habitable space, shall comply with established principal structure setbacks; however, the PUD may propose authorized encroachments not to exceed two feet into any setback, subject to compliance with building construction standards (e.g., fire code) for the encroachment structure, except no encroachment into an established front yard setback is permitted.
- (d) Structure to structure.
 - 1. Separations between structures shall comply with the setbacks set forth for the PUD.
 - 2. In the event specific setbacks are not be applicable (e.g., multiple-family development), then the following shall apply:
 - a. At a minimum, structures on the same property shall be separated by a minimum of ten feet, In the event a dedicated easement is between the structures, the separation between structures shall be increased to provide a

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minimum of five feet of separation from each structure to the boundary of the easement, and

- b. All structures shall comply with applicable fire code and building code separation and/or construction requirements.

(4) Heights:

- (a) All PUD maximum heights shall be set forth with the PUD, and be identified in a manner that addresses height limits for all principal and accessory structures as follows:

- 1. Similar to the authorization of uses in [Section 4.2.6.A\(4\)](#), the PUD may use or reference an existing standard zoning classification's maximum height standard or propose alternative height limits.
- 2. The maximum height limit for all PUDs shall be seventy-five feet; however, an alternative maximum height limit may be proposed, subject to ensuring the safe and effective provision of services, maintenance, and support of the PUD development (e.g., fire service/ladder truck) and the provision of sufficient buffering to surrounding uses both within and outside the PUD.
- 3. All maximum height limits for principal and accessory structures shall be provided in both typical illustration and table format. The typical illustration and table shall be included on all development plan submissions as related to the development type, and shall particularly be provided on the Master Site Plan and/or Final Plat Plan.

- (b) Dissimilar Uses:

- 1. Residential and non-residential. When commercial, industrial, or institutional uses are provided within a PUD within 100 feet of the boundary edge of the PUD, the following shall apply to that development when the abutting existing use or zoning classification outside the PUD is residential:
 - a. A non-residential structure may not exceed a height that is twice the height of the closest existing abutting residential structure; however, the height of the non-residential structure shall also not exceed the maximum height allowed in the abutting residential zoning classification.
 - b. If the residential zoned land directly adjacent to the PUD is vacant land, then the height of a non-residential structure within the PUD shall not exceed the maximum height allowed in the abutting residential classification.
 - c. An alternative height limit may be proposed; however, it is the PUD applicant's responsibility to fully demonstrate the alternative will be sufficiently mitigated to address potential impacts of the increased height of the non-residential use in relation to the existing residential use and/or residential zoning classification; however, the Board is not obligated to agree and/or accept the alternative proposal.
- 2. Single-family and multiple-family residential. When multiple-family residential uses are provided within a PUD within 100 feet of the boundary edge of the

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PUD, the following shall apply to that development when the abutting existing use is a single-family use or the zoning classification outside the PUD permits only single-family residential uses:

- a. A multiple-family structure may not exceed a height that is twice the height of the closest existing single-family residence; however, the height of the multiple-family structure shall also not exceed the maximum height allowed in the abutting residential zoning classification.
- b. If single-family residential classification zoned land directly adjacent to the PUD is vacant land, then the height of a multiple-family structure within the PUD shall not exceed the maximum height allowed in the abutting residential single-family residential classification.
- c. An alternative height limit may be proposed; however, it is the PUD applicant's responsibility to fully demonstrate the alternative will be sufficiently mitigated to address potential impacts of the increased height of the multiple-family residential use in relation to the existing residential use and/or residential zoning classification.

(5) Outdoor Lighting. Outdoor lighting shall be provided to support and encourage a safe and secure environment within the PUD, while limiting potentially adverse impacts within the PUD and to surrounding properties as follows:

- (a) Illuminate the following:
 - 1. Potentially dangerous and/or hazardous locations to promote and maintain health and safety (e.g., roadway intersections, cross-walk locations, etc.).
 - 2. Structures and facilities to discourage and deter criminal activity (e.g., loading docks, utility facilities, etc.).
 - 3. Structures and facilities consistent with their authorized hours of operation (e.g., recreation facilities, business, etc.).
- (b) All lighting shall be installed in a manner to illuminate the identified structure, facility, or activity while ensuring the lighting does not cast direct light on adjacent dwellings or properties in a negative manner, or cast light in an upward manner so as to illuminate the night sky and/or become a hazard to air navigation.
- (c) All outdoor lighting shall be provided consistent with the provisions of [Section 6.12.14](#) and [Division 6.19](#).

(6) Buffers. Buffers shall be provided externally and internally, between the PUD and surroundings and between internal PUD uses, in order to maintain compatibility between uses and avoid and/or limit adverse impacts between uses and nuisance situations as follows:

- (a) Buffers shall be provided between the proposed PUD uses and the PUD's surroundings, and between the PUD's internal uses, in a manner that conforms to the requirements of Section 6.8.6; however, a PUD may propose alternative buffer standards and designs provided the intent of the buffer requirement is satisfied,

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- (b) A PUD may propose the elimination of internal buffers within the PUD; however for significantly dissimilar uses (e.g., residential versus industrial), mechanisms to ensure future PUD residents and occupants are aware of the elimination of such requirements may be required in response to such a proposal.

(7) Open Space:

- (a) For a PUD implementing a Rural Land - Residential Cluster, Rural Land - Hamlet, or Rural Community development form as authorized by the Comprehensive Plan future land use element and Division 3.3, the PUD shall be subject to the following:

- ~~(b)~~ 1. The PUD shall identify all the required natural open space (NOS) acreage to be permanently conserved consistent with the Comprehensive Plan and this Code, with particular attention to Sec. [6.6.6.A.](#), along with the intended form and/or method of conservation.

- ~~4.~~ 2. If the PUD is also subject to a native habitat vegetation preservation requirement as listed in [Section 6.6.5](#), the minimum 15% native habitat to be preserved should be included within the natural open space, thereby simultaneously complying with the NOS and native habitat conservation requirements; additionally, the applicant is encouraged to preserve as much of the native habitat within the NOS as possible.

- ~~2.~~ 3. The PUD shall provide a minimum of five percent improved open space as provided in [Section 6.6.6.B](#), with this improved open space being focused on satisfying the recreation facility needs of the PUD as listed in (c) below

For all other PUDs, whether residential, institutional, commercial, industrial, or mixed-use, improved open space (IOS) consistent with Section 6.6.6.B shall be provided as a minimum of 20 percent of the PUD gross land area.

(c) Design Criteria:

1. IOS shall be permanently set aside and shall be designated on the PUD and be established as separate properties/tracts to be owned and managed by a governing association for the PUD, whether a private property owners association, community development district, or municipal service unit, unless otherwise approved by the Board upon recommendation by the DRC.
2. The PUD's minimum required IOS amounts shall be listed on the PUD's related plans, and shall be depicted to depending on the level of development review, allowing for more general with conceptual and proceeding to detailed for platting and/or site planning.
3. IOS is intended to be integrated into the PUD design and provide the primary avenue for satisfying overall landscaping requirements for all development as required in [Divisions 6.7](#), [6.8](#), and [6.9](#).
4. IOS shall be integrated throughout the PUD to provide a linked access system to the IOS.
5. IOS shall be improved, including compatible structures, to the extent necessary to complement the PUD uses.

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(d) Improved Open Space Eligibility Standards:

1. Landscape buffers required for the PUD perimeter to surrounding properties, and within the PUD to provide internal buffering shall be counted at 100 percent,
2. Parks, playgrounds, beaches, bikeways, pedestrian walks, equestrian trails, and other similar improved, usable outdoor areas shall be counted at 100 percent,
3. Up to 25 percent of stormwater facilities may be counted to satisfy area/acreage requirements for required IOS. A higher percentage may be approved by DRC, depending on the design and lay of the facility, wherein the stormwater facilities provide a stable, dry, surface for extended periods of time and are not subject to erosion and/or damage to key design components when subjected to active use by PUD residents, employees, and patrons.
4. Parking areas and road rights-of-way may not be included in calculations of IOS; however, separate tracts exclusive of rights-of-way providing landscaping buffers, or landscaped pedestrian, bicycle and other non-vehicular multi-use trails may be classified as IOS.
5. Waterbodies in the PUD may be used to partially fulfill IOS space or recreational space requirements in accordance with the following criteria:
 - a. Waterbodies available and used for active water oriented recreation uses such as boating, kayaking, canoeing, paddle boarding, fishing, water/jet skiing, and swimming may be used in calculations of IOS area of waterbodies but shall not exceed 50 percent of the total IOS; however the adjoining recreational lands supporting the active water oriented recreation uses may be counted at 100 percent.
 - b. Waterbodies not available or used for the noted active water oriented recreation uses may be used in calculations of IOS but shall not exceed 10 percent of the total IOS; however the adjoining recreational lands supporting the waterbody that are established as recreation/amenity space may be counted at 100 percent recreational space. Only those waterbodies which are available to the development for water oriented recreation use such as boating, fishing, water skiing, swimming and have associated recreational land areas may be used in meeting these requirements.
6. If golf courses and/or driving ranges are provided to partially fulfill recreation space requirements, a maximum of 60 percent of the golf course and/or driving range land may be counted toward the required IOS. A golf course, driving range, and waterbodies combined cannot exceed 75 percent of the required IOS.

(8) Maximum Commercial Use Area in a Residential PUD in a Residential Future Land Use Designation.

- (a) Ratio. Commercial uses may be provided within the PUD, at a ratio of two acres of commercial use area per each 250 dwelling units, with a minimum of 250 units required before any commercial use area may be authorized in the PUD.

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- (b) Intensity. The type of commercial uses permitted in the commercial use area shall comply with the following:
 - 1. Those uses permitted in the B-1 (Neighborhood Business Classification) for projects of a size equal to or greater than 250 dwelling units but less than 800 dwelling units; and
 - 2. Those uses permitted in the B-2 (Community Business Classification) for projects of a size equal to or greater than 800 dwelling units.
 - 3. More intense commercial uses and special uses may be permitted by the Board upon review and recommendation of the Development Review Committee, consistent with [Section 4.2.6.A](#).
- (c) Internal. The commercial use areas shall be situated internally to the PUD and buffered so as not to create a detrimental effect on adjacent internal residential areas. Said areas shall be located so as to best serve the residents of the project. Said areas shall not be located at the perimeter of the project with frontage on or direct access to an existing functionally classified or major through road so as to attract a market substantially outside of the project; however, a PUD that provides for the creation of a new internal functionally classified or major through road which is not access controlled and is open and available to the public may establish the commercial use area along that roadway, subject to compliance with the traffic and access management provisions of [Divisions 6.11](#) and [6.12](#).
- (d) The commercial use area shall be specifically included in the development schedule.

F. Procedure for Rezoning to the Planned Unit Development (PUD) Classification

- (1) Pre-application stage. A pre-application meeting shall be conducted before a PUD rezoning application can be accepted.
 - (a) Pre-application meeting. The pre-application meeting is a service provided at no cost to the prospective applicant and is intended to provide for an informational exchange between the applicant and the administrative staff and will be arranged by the Growth Services Department. At a minimum, the applicant will be advised of the PUD procedures and requirements, forms, application materials, guidelines, checklists, the comprehensive plan, zoning and other land development regulations.
 - (b) The applicant need not submit any official plans, however, the more information provided to staff for the proposed PUD assists staff in providing guidance. At a minimum, the applicant is encouraged to present at least a sketch plan of the proposed PUD, as well as the following recommended items:
 - 1. Parcel number,
 - 2. Intent and character of the development,
 - 3. Legal property description and/or metes and bounds, especially if different from the description of the parcel number provided,
 - 4. A location and aerial map,

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5. Total size of the project,
 6. Location and names of streets and right-of-ways,
 7. The number and type of residential units, if any, along with their intended ownership method, and
 8. The number and type of non-residential uses.
- (2) PUD Rezoning Application Submittal and Development Review.
- (a) Following the pre-application meeting, a Rezoning Application to a PUD classification shall be submitted pursuant to [Division 2.7](#), accompanied by a Conceptual Plan, Master Plan, Major Site Plan or Preliminary Plat.
 - (b) At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with [Division 2.13](#) and this Section, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:
 1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
 2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
 3. Drawing of the boundaries of the property showing dimensions of all sides.
 4. Provide the acreage of the subject property along with a legal description of the property.
 5. Identify the Comprehensive Plan future land use and existing zoning of the subject property and for all properties immediately adjacent to the subject property.
 6. Identify existing site improvements on the site.
 7. A list of the uses proposed for the development.
 8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
 9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
 10. Identify proposed phasing on the plan.
 11. Identify proposed buffers.
 12. Identify access to the site.
 13. Preliminary building lot typicals with required yard setbacks and parking lot locations.
 14. Preliminary sidewalk locations.
 15. Proposed parallel access locations.
 16. Show 100 year floodplain on the site.
 17. Show any proposed land or right of way dedication.
 18. Identify any proposed parks or open spaces.

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19. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete.
 20. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
- (3) Recommendation. Following consideration of the development plan by the Development Review Committee (DRC), the DRC shall make a recommendation for approval, approval with conditions, or for denial to the Planning and Zoning Commission and to the Board. The rezoning and the corresponding development plan will then require public hearings before the Planning and Zoning Commission and Board of County Commissioners for approval.
- (4) Final Development Plans.
- (a) The final development plan (either entire project or phase), submission, shall include but not be limited to, a master plan, a major site plan, improvement plan, a preliminary plat and/or final plat, as deemed necessary for the specific project.
 - (b) The final development plan shall be in accordance with requirements of the Land Development Code and shall be considered by the DRC. At the direction of the Board, DRC, or Growth Services Director, the final development plan may be brought back to the Board for final action.
 - (c) If necessary, a final development plan (entire project or phase) may be submitted with the conceptual plan for consideration.
 - (d) Submittal of a Master Plan, Major Site Plan, Improvement Plan, Preliminary Plat and/or Final Plat for review will require the items listed above in B(1) for the Conceptual Plan submittal, plus the following additional items (as outlined under the table in [Section 2.11-1 "Application Requirements"](#)):
 1. Title block ([Sec. 2.12.3](#)).
 2. Front page requirements ([Sec. 2.12.4](#)).
 3. Concurrency (as per [Division 1.8](#)).
 4. Location of septic systems and wells.
 5. Boundary and topographic survey (1 ft. intervals for 100 ft. beyond project boundary).
 6. NRCS soil survey.
 7. USGS Quad map showing contributing watershed(s) and project boundary.
 8. National Wetland inventory map.
 9. Environmental assessment of listed species and vegetative communities onsite.
 10. Karst and geologic assessment on and offsite within 200 ft. of project boundary.
 11. Marion-friendly landscaped areas, parks, recreation areas and natural areas to be retained ([Sec. 2.12.21 and 2.12.25](#)).
 12. Traffic impact analysis.

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13. Construction entrance and route plan.
 14. Photometric plan for non-residential development.
 15. Building elevation plans for non-residential development.
 16. Phasing plan, if proposed.
 17. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
- G. Maintenance agreement. A developer shall file a legally constituted maintenance association agreement, or such documents as are necessary to show how the common areas are to be improved, operated and/or maintained. Such documents shall be subject to review by the County and shall be recorded in the office of the Clerk of the Circuit Court for Marion County.
- H. Conditions of Approval. The Growth Services Department staff, the Development Review Committee, and the Planning and Zoning commission may recommend to the Board that the PUD rezoning/development plan be approved, be approved subject to stated conditions, or denied. All conditions approved by the Board shall functionally be deemed included as part of approving any PUD development plan by the Board.
- I. Granting of PUD Zoning. Upon approval of the PUD zoning by the Board, a Final Development Plan may proceed for final DRC approval. A Conceptual Plan shall not be required to obtain further DRC review unless the Board requires revisions to the plan.
- J. PUD Time Limits.
- (1) The Board may establish time limits for the submittal of a master plan, major site plan, preliminary plat, or final plat for the development of an approved conceptual plan.
 - (2) Any such time limits may be extended by the Board for reasonable periods upon the petition of the developer for an amendment to the conceptual plan and based upon good cause, as determined by the Board; provided that any such extension of time shall not automatically extend the normal expiration date of a building permit, site plan approval, or other development order. If time limits contained in the approved development plan are not completed or not extended for good cause, no additional permits will be approved.
 - (3) Time limits for completion and close out of master plans, major site plans, preliminary plats, and final plats once approved shall be according to [Article 2](#) of this Code Review and approval procedures:
- K. PUD Amendments:
- (1) Changes to the plan of development which will affect the following items shall be subject to review and approval by Development Review Committee:
 - (a) Changes in the alignment, location, direction or length of any internal local street,
 - (b) Changes or adjustments in lot or parcel development standards which do not reduce the minimum lot or parcels standards listed in item (a)3,
 - (c) Changes in commercial gross leasable areas (GLA) for individual lots or tracts which do not result in increased overall GLA square footage,

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- (d) Changes in industrial building square footage or lot coverage percentage which do not result in increased overall building square footage or total lot coverage percentage,
 - (e) Changes in mixed use land uses and overall dwelling unit densities, or commercial GLA square footage or industrial building square footage or total lot coverage percentage, which do not result in an increase to the above categories,
 - (f) Reorientation or slight shifts or changes in building or structure locations including setbacks,
 - (g) Major changes listed below which are subject to final review and approval by the Board.
- (2) Changes which will modify or increase the density or intensity of items shall be subject to review and approval by the Board through the PUD rezoning application process.
- (a) Intent and character of the development.
 - (b) Location of internal and external arterial or collector streets and connection points between and to those streets within the development.
 - (c) Minimum lot/parcel sizes including heights or project design standards based on use such as residential vs. non-residential.
 - (d) Building setbacks.
 - (e) Dwelling unit types or mixes and maximum development density and units.
 - (f) Maximum commercial gross leasable areas (GLA) for individual lots or tracts and project wide.
 - (g) Industrial building square footage or lot coverage percentage for individual lots or tracts and project wide.
 - (h) Minimum size and general location of common open space including buffer areas or zones and method of ownership and maintenance.
 - (i) Conservation open space areas with intended method of preservation ownership or maintenance.
 - (j) Location of water and sewage facilities.

L. Timing.

- (1) The Preliminary Plat or Major Site Plan for the first phase of development shall be submitted within five calendar years after approval of the PUD Zoning and/or the Master or Conceptual Plan by the Board.
- (2) Construction Commencement. Construction of a development under a PUD shall commence within five years from the date of passage of the ordinance approving the granting of the PUD rezoning, and shall proceed to completion in accordance with the phasing program, if any contained, within the approved PUD materials.
- (3) Upon written application, the Board may authorize extensions of any time period specified hereinabove, at any time prior to the expiration of such time period but each such extension shall not exceed one year at a time.

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M. Revocation.

- (1) A PUD shall be deemed revoked if one or more of the following circumstances occurs:
 - (a) The application for approval of the final development plan is not filed within five years from the date of approval of the Preliminary Plat or Major Site Plan,
 - (b) Construction does not commence within five years from the date of approval of the final development plan,
 - (c) For a PUD with a phasing plan, the initial phase of construction has not commenced within five years of the approval of the PUD,
 - (d) The construction of any of the subsequent phases has not commenced or is not completed in accordance with the terms of the phasing plan,
 - (e) The developer requests revocation of the PUD.
- (2) Revocation of a PUD Special Use. A special use authorized within a PUD as part of the approved PUD pursuant to [Section 4.2.6.A\(2\)](#) shall be subject to revocation and removal from the PUD's authorized uses by the Board under any of the following circumstances:
 - (a) Failure to submit the final development plan within five years from the date of approval of the Preliminary Plat or Major Site Plan; or
 - (b) Failure to commence construction of the proposed use within five years from and after the date of the filing of the final plan.
 - (c) Following the issuance of occupancy permits, abandonment, or other failure to utilize the property for the purposes permitted by the PUD special use for a period of two months out of any consecutive six month period.
 - (d) Failure to meet the PUD development plan and/or conditions as approved for the special use and PUD development plan shall constitute grounds for the repeal of the PUD and/or PUD special use approval by the Board of County Commissioners.

A PUD plan that expires or is revoked shall cause the property to revert to the zoning classification that existed prior to the rezoning of the PUD, and any Special Use approved and permitted onsite at the time of the expiration or revocation shall no longer be considered valid onsite.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017; Ord. No. 19-27, §§ 1, 2(Exh. C), 11-26-2019)

ORDINANCE 24- _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO THE REFORMATTING OF THE LIST OF PERMITTED AND SPECIAL USE PERMIT USES, DEVELOPMENT STANDARDS, SETBACKS FOR USES AND STRUCTURES FOR PRINCIPLE, GENERAL ACCESSORY, AND SPECIALTY USES FROM A LIST FORMAT TO A TABLE FORMAT, AND TO PROVIDE FOR SCRIVENER CORRECTIONS FOR SECTIONS 4.2.22. RECREATIONAL RESORT AND 4.2.31. PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon counties the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizenry; and

WHEREAS, the Board of County Commissioners (Board) has adopted a Land Development Code (LDC) as is required by Section 163.3202, Florida Statutes; and

WHEREAS, consistent with LDC Section 1.4.3.B., on November 8, 2023, the Land Development Regulation Commission (LDRC) held a duly noticed public hearing to review, revise, and consider the county's staff LDRC recommendations on the proposed Ordinance and to make recommendations to the Board regarding same; and

WHEREAS, pursuant to LDC Section 2.4.4, the Board held duly noticed public hearings on April 2, 2024, and April 16, 2024, to review and consider the county's staff recommendations as well as LDRC recommendations on the proposed Ordinance amending the LDC.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida, as follows:

SECTION 1. AMENDMENTS TO THE LAND DEVELOPMENT CODE. The following amendments to the LDC are hereby by approved and adopted pursuant to Florida Statutes and the Marion County Land Development Code:

- A. Article 4 of the Marion County Land Development Code, Zoning, Division 2, Zoning Classification, is hereby amended to reflect the attached revised format

change from lists to tables and to amend Section 4.2.22 Recreational Resort to reflect the attached revisions:

See Attachment 1 (additions shown in underline text, deletions shown in ~~strike-through text~~).

B. Article 4 of the Marion County Land Development Code, Zoning, Division 2, Zoning Classification, Section 31, Planned Unit Development (PUD), is hereby amended to reflect the attached revised revisions:

See Attachment 2 (additions shown in underline text, deletions shown in ~~strike-through text~~).

SECTION 2. CONFLICTS. In the event that any provision of this ordinance is in conflict with any other county ordinance, the provisions of this ordinance shall prevail to the extent of such conflict.

SECTION 3. SEVERABILITY. It is hereby declared to be the intent of the Board of County Commissioners of Marion County that if any section, subsection, clause, phrase, or provision of this ordinance is held 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 provisions of this ordinance. The Board of County Commissioners do not intend that this ordinance be held applicable in any case where its application would be unconstitutional, as a constitutionally permitted construction is intended and shall be given.

SECTION 4. INCLUSION IN COUNTY CODE. It is the intent of the Board of County Commissioners of Marion County, Florida, and it hereby provided that the provisions of this ordinance be incorporated into the Marion County Code of Ordinances, specifically, the Land Development Code, and that the sections of this ordinance may be re-numbered or re-lettered to accomplish such intent.

SECTION 5. EFFECTIVE DATE. A certified copy of this ordinance shall be filed with the Secretary of State by the Clerk within ten days after enactment by the Board of County Commissioners, and shall take effect upon such filing as provided in Section 125.66(2)(b), Florida Statutes.

DULY ADOPTED this 16th day of April, 2024.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

MICHELLE STONE, CHAIRMAN

ATTEST:

GREGORY C. HARRELL, CLERK

APPROVED AS TO FORM:

MATTHEW G. MINTER, COUNTY ATTORNEY