

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27 *are hereby repealed in their entirety by the following:*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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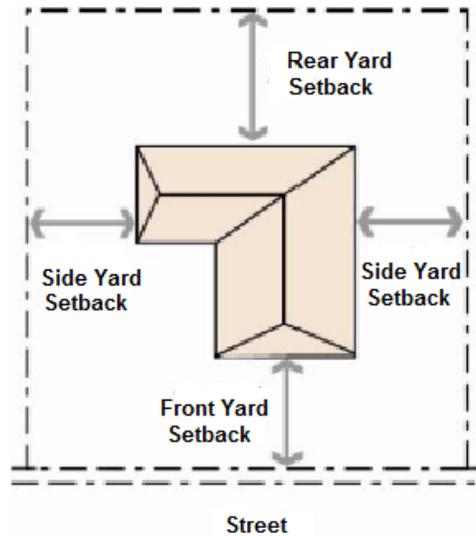
Table 4.2-2 Agricultural Classification Property Development Regulations Table

	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 (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.

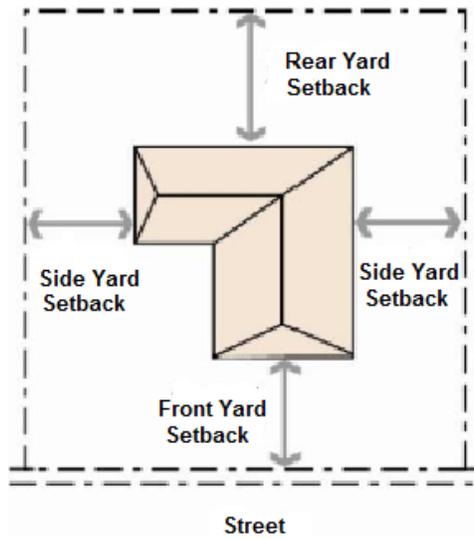
² Smaller lots sizes may be approved administratively through the waiver process in Article 2, Division 10 including DRC, Development Review Committee, recommendation and approval by the Board.

	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									

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

	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

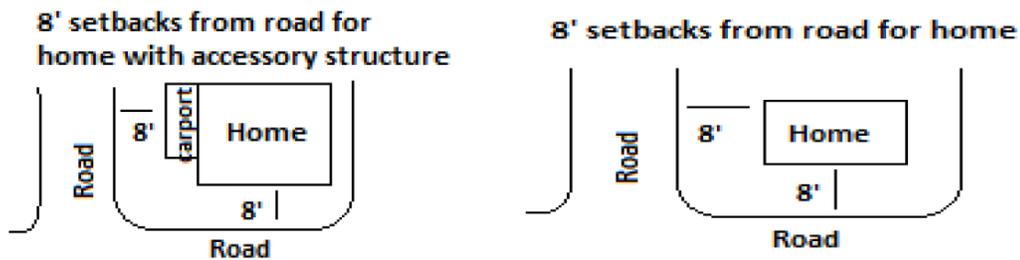
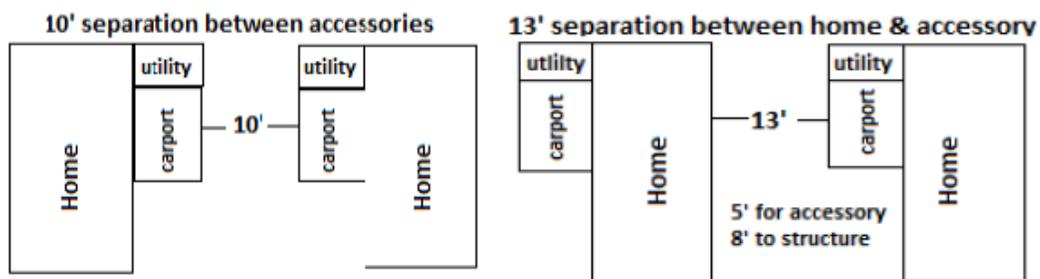
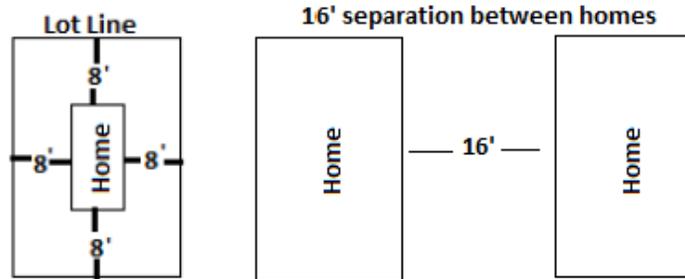
1 Figure 4.2-2 Residential Classification Property Development Regulations Diagram



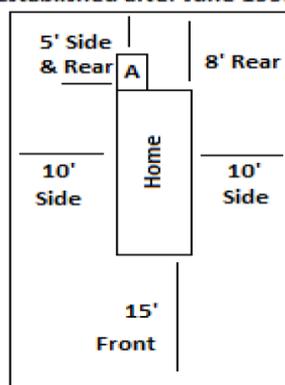
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(P) = Permitted (S) = Special Use Permit

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



Setbacks for Homes
Established after June 1992



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[Commercial Zoning provided under separate cover.]

[REFERENCE FROM OPENING OF THE COMMERCIAL ZONING SECTION UNDER SEPARATE COVER]

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

- A. Within commercially zoned classifications, unless otherwise noted the listed uses shall mean the sale of finished products or units.*
- B. No structure may be erected, placed upon or extend over any easement unless approved in writing by the person or entity holding said easement.*
- C. All security residences or residential units must be of similar construction and architectural style as the primary structure.*
- D. All security or residential units must be to the side or rear of the primary structure and location shall be approved administratively.*
- E. Ground and building lights shall be confined to the property and shall not cast direct light on adjacent properties. The maximum height of a light pole shall be 35 feet in all commercial zoning classifications except B-1 and RAC where the maximum height is 25 feet.*
- F. For all other outdoor lighting requirements, refer to Sec. 6.19.6.*
- G. Trash containers shall be screened from public view, using opaque materials.*
- H. 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. Gas pump island canopies may protrude ten feet into a required setback.*
- I. Screening of Activities. Areas used for parking of commercial vehicles, or storage of vehicles, or outdoor storage or uses shall be screened, buffered or fenced in such a manner as to screen said areas from view from access streets, freeways and incompatible adjacent properties. Such screening shall form a complete opaque screen up to a point eight feet in vertical height.]*

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

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

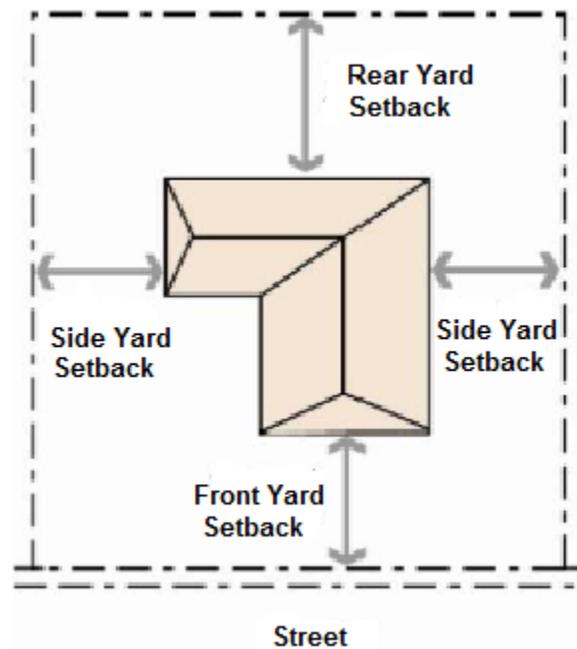
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Table 4.2-8 Industrial Classification Property Development Regulations Table

	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



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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