



GREGORY C. HARRELL
CLERK OF COURT AND COMPTROLLER - MARION COUNTY, FLORIDA

CLERK OF COURT
RECORDER OF OFFICIAL RECORDS
CLERK AND ACCOUNTANT OF THE BOARD OF COUNTY COMMISSIONERS
CUSTODIAN OF COUNTY FUNDS AND COUNTY AUDITOR

POST OFFICE BOX 1030
OCALA, FLORIDA 34478-1030
TELEPHONE (352) 671-5604
WWW.MARIONCOUNTYCLERK.ORG

TO: Marion County Board of County Commissioners
FROM: Gregory C. Harrell, Clerk of Circuit Court and Comptroller
DATE: May 7, 2026
RE: Ordinances 26-15, 26-16, 26-17, 26-18 and 26-19

The 2013 Legislature passed legislation that changed the manner by which County Ordinances were to be filed with the Florida Department of State and the manner in which the Department would acknowledge that filing. "An Act relating to paper reduction", Chapter 2013-192, amended Section 125.66, Florida Statutes, to require the Clerks of the Board of County Commissioners to file Ordinances and Amendments, as well as Emergency Ordinances, by e-mail to the Department. In turn, the Department would acknowledge receipt of such documents by return e-mail.

Attached, please find e-mail correspondence from the Clerk's Office to the Department and their acknowledgement related to the above Ordinance(s).

GCH/smm



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 30, 2026

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 26-15, which was filed in this office on April 30, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, April 30, 2026 01:46 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20260421_ORDINANCE_2026_15
Attachments: Marion20260430_Ordinance26_15_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 26-15.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Debra Lewter <DebraL@marioncountyclerk.org>
Sent: Thursday, April 30, 2026 1:40 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20260421_ORDINANCE_2026_15

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good morning Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-15, which includes Resolutions 26-R-108 and 26-R-109. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, April 21, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Debra Lewter

From: Debra Lewter
Sent: Thursday, April 30, 2026 01:40 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20260421_ORDINANCE_2026_15
Attachments: MRN20260421_ORDINANCE_2026_15.pdf

Good morning Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-15, which includes Resolutions 26-R-108 and 26-R-109. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, April 21, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.

Debra Lewter

From: Debra Lewter
Sent: Thursday, April 30, 2026 01:45 PM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-15
Attachments: 04-21-26 Resolution 26-R-109 - 260401SU Bess Pasture Hunt Club.docx; 04-21-26 Resolution 26-R-108 - 260203SU Adams.docx; 04-21-26 Ordinance 26-15 Zoning.docx

Good morning,

Attached is Ordinance 26-15 (Zoning) along with Resolutions 26-R-108 and 26-R-109, which was adopted by the Marion County Board of County Commissioners on Tuesday, April 21, 2026.

Please advise of any problems you may have opening the attached Word documents.

ORDINANCE NO. 26-15

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING, AND SPECIAL USE PERMIT APPLICATIONS, AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, application(s) for Special Use Permits and Zoning Changes were duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on March 30, 2026; and

WHEREAS, the aforementioned applications were considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, April 21, 2026; and

WHEREAS, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the zoning of parcels of property in the unincorporated area of Marion County as reflected on the official Zoning Map, and

WHEREAS, property owner(s) have submitted application(s) for rezoning, and/or special use permits, and such applications identify the property by metes and bounds description or by the Marion County Property Appraiser parcel number, and such identifications of property are hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the approval recommendations of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing and has approved the applications contained in this ordinance. The Board has determined that each application will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Now therefore,

BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. REZONING AND SPECIAL USE PERMIT APPROVALS. The Board hereby approves the below-listed applications for Rezoning and Special Use Permits. NOTE: The terms and conditions of Board approval of the Special Use Permit are stated in the Board Resolution corresponding to the Special Use Permit Application shown below.

1. **AGENDA ITEM 15.3.1. 260203SU** – Ronald & Shirley Adams, Special Use Permit to allow for a new 154' (feet) monopole telecommunications tower and support facility, in a

General Agriculture (A-1) zone, on an approximate 13.48 Acre Parcel, on Parcel Account Number 0800-300-000. Site Address 4390 E Highway 316, Citra, FL 32113

Subject to all terms and conditions of Resolution 26-R-108 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 15.3.2. 260401SU** – Bess Pasture Hunt Club, Inc., Special Use Permit to allow for a 185’ Lattice Telecommunication Tower Facility, in a General Agriculture (A-1) zone, on an approximate 1.25 Acre Parcel, on Parcel Account Number 4122-498-000, Site Address 7485 SW 160th Street, Dunnellon, FL 34432

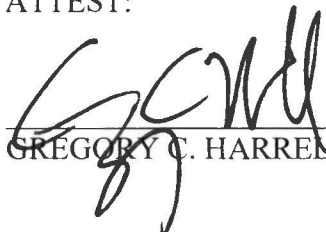
Subject to all terms and conditions of Resolution 26-R-109 attached hereto and incorporated herein by reference.

3. **AGENDA ITEM 15.4.1. 260403ZC** – SeaSure LLC, Zoning Change from Regional Business (B-4) to Rural Residential (RR-1) zone, for all permitted uses, on an approximate 0.65 Acre Parcel, on Parcel Account Number 2003-101-000, No Address Assigned
4. **AGENDA ITEM 15.4.2. 250903ZC** – 520 NE 82nd Terrace LLC, Zoning Change from General Agriculture (A-1), Regional Business (B-4), and Heavy Business (B-5) to Rural Activity Center (RAC) zone, for all permitted uses, on an approximate 7.65 Acre Tract, on Parcel Account Numbers 44812-000-00 and 44812-001-00, Site Addresses 16262, 16264, and 16340 S Highway 475 Summerfield, FL 34491

SECTION 3. EFFECTIVE DATE. A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgment from the Secretary of State that this Ordinance has been filed with such office.

DULY ADOPTED in regular session this 21st day of APRIL 2026.

ATTEST:



GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



CARL ZALAK, III, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE
ON APRIL 30, 2026 ADVISING ORDINANCE WAS
FILED ON APRIL 30, 2026.

RESOLUTION NO. 26-R-108

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on February 23, 2026; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, April 21, 2026. Now, therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT PETITION 260203SU – Ronald & Shirley Adams, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Mattaniah S. Jahn, Esq., Safety Harbor, FL 34695, to allow for a new 154' (feet) monopole telecommunications tower and support facility, in a General Agriculture (A-1) zone, on an approximate 13.48 Acre Parcel, on Parcel Account Number 0800-300-000, Site Address 4390 E Highway 316, Citra, FL 32113

SECTION 2. FINDINGS AND CONDITIONS. The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners agrees with the recommendation of approval with conditions and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. The Special Use Permit is limited to one monopole tower as indicated in the submitted application.
2. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
3. A site plan approval is required before construction of the tower and compound.
4. The access driveway and utility easement shall be designed, constructed, and maintained in compliance with applicable Marion County engineering standards and Marion County Fire Rescue requirements, including emergency vehicle access and turning radius standards.
5. Access shall be maintained for emergency uses at all times during construction and operation of the facility.
6. Existing tree line buffers shall be maintained along the subject property's boundaries, except where removal is necessary for construction or access, subject to applicable permitting requirements.
7. The landscape buffer shall be installed and maintained around the perimeter of the equipment compound in accordance with Marion County Land Development Code Sec. 4.3.25 Telecommunication Towers and Antennas E.(1)(c)(4) Landscapes and Buffers.

8. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
9. This Special Use Permit shall run with the land. The landowner and tower operator shall be jointly and severally responsible for compliance with all conditions. Any transfer of ownership or operational control of the tower shall be reported to the County Growth Services within 30 days, and the successor entity shall assume all obligations herein.

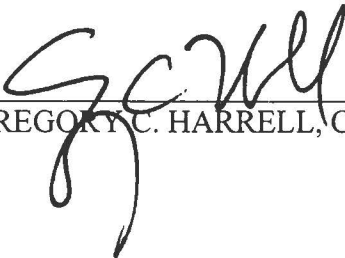
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 21st day of April, 2026.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

RESOLUTION NO. 26-R-109

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on March 30, 2026; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, April 21, 2026. Now, therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT APPLICATION 260401SU – Bess Pasture Hunt Club, Inc., the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Skyway Towers, LLC, Tampa, FL 33602, to allow for a new 185' (feet) lattice telecommunication tower facility, in a General Agriculture (A-1) zone, on an approximate 1.25 Acre Parcel, on Parcel Account Number 4122-498-000, Site Address 7485 SW 160th Street, Dunnellon, FL 34432

SECTION 2. FINDINGS AND CONDITIONS. The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners agrees with the recommendation of approval with conditions and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. In lieu of buffering requirements, heavy vegetation is to remain on the parcel, with the exception of the vegetation that needs to be removed for the construction of the tower. Any gaps in vegetation shall be filled and maintained.
2. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
3. This communications tower site shall be developed consistent with the proposed conceptual plan.
4. The Special Use Permit runs with the Skyway Towers LLC and not the property.
5. The Applicant shall be responsible for repairing any damage to public or private access routes resulting from the Applicant's construction-related traffic to or from the subject property. The Applicant shall not be responsible for the condition of such access routes existing prior to the commencement of the Applicant's construction activities.
6. Construction of the telecommunications tower shall be complete, or subject to an issued unexpired building permit, within two (2) years after the date of the approval of this Special Use Permit. If the tower is not completed and not subject to an unexpired building permit within two (2) years, the Special Use Permit shall terminate.

SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 21st day of April 2026.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS

Governor

CORD BYRD

Secretary of State

April 30, 2026

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 26-16, which was filed in this office on April 30, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Susan Mills McAllister

From: Susan Mills McAllister
Sent: Thursday, April 30, 2026 04:33 PM
To: countyordinances@dos.myflorida.com
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: MRN20260422_ORDINANCE_2026_16
Attachments: MRN20260422_ORDINANCE_2026_16.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-16, which was adopted by the Marion County Board of County Commissioners on Wednesday, April 22, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.



Susan Mills McAllister

Clerk, Commission Records
352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller
PO Box 1030, Ocala FL 34478-1030
352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, April 30, 2026 04:40 PM
To: Susan Mills McAllister; County Ordinances
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: RE: MRN20260422_ORDINANCE_2026_16
Attachments: Marion20260430_Ordinance26_16_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 26-16.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Susan Mills McAllister <SusanM@marioncountyclerk.org>
Sent: Thursday, April 30, 2026 4:33 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20260422_ORDINANCE_2026_16

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-16, which was adopted by the Marion County Board of County Commissioners on Wednesday, April 22, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.



Susan Mills McAllister

Clerk, Commission Records

352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

ORDINANCE 26-16

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 4, ZONING, DIVISION 2, ZONING CLASSIFICATION, SECTION 4.2.2. GENERAL REQUIREMENTS FOR ALL AGRICULTURAL ZONING CLASSIFICATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners is authorized by general law, e.g., Section 125.01(h), Florida Statutes, to establish, coordinate, and enforce zoning and such business regulations as are necessary for the protection of the public; 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, pursuant to LDC Section 2.4.3, the Land Development Regulation Commission held a duly noticed public hearing on this proposed ordinance amending the LDC on March 11, 2026; and

WHEREAS, pursuant to LDC Section 2.4.4, the Board of County Commissioners held duly noticed public hearings on this proposed ordinance amending the LDC on March 31, 2026, and April 22, 2026;

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

Note: Deletions are shown in strikeout text. Additions are shown in underscore text.

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

- A. Article 4, Zoning, Division 2, Zoning Classification, Section 4.2.2. General Requirements for all Agricultural Zoning Classifications; of the Marion County Land Development Code, Zoning, is hereby amended to reflect the attached revised language:

See Attachment 1 (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 does 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 22nd day of April, 2026.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



CARL ZALAK, III, CHAIRMAN

ATTEST:

RECEIVED NOTICE FROM SECRETARY OF STATE ON APRIL 22, 2026
ADVISING ORDINANCE WAS FILED ON APRIL 22, 2026.



GREGORY C. HARRELL
CLERK OF CIRCUIT COURT

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



MATTHEW G. MINTER
COUNTY ATTORNEY

EXHIBIT A

1 **Sec. 4.2.2. General requirements for all agricultural zoning classification.**

- 2 A. Contained in the following sections are the allowed land uses, building and lot standards (including minimum
3 setbacks), other general requirements, and permitted uses specified for all agricultural zoning classifications.
- 4 B. Where the setback requirements set forth herein preclude development of the parcel or tract; and where
5 the parcel or tract could be developed in conformance with the zoning code in effect prior to the adoption of
6 this Code; the prior requirements shall prevail.
- 7 C. Special requirements for all agricultural zoning classifications:
- 8 (1) All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs, pilasters,
9 chimneys and fireplaces may protrude two and one-half feet into a required setback
- 10 (2) No structure or building may be erected, placed upon or extend over any easement unless approved in
11 writing by the person or entity holding said easement
- 12 (3) Outdoor ground and building lighting shall not cast direct light on adjacent properties.
- 13 (4) The sale, either retail or wholesale, of hay, either locally grown or imported from outside the State of
14 Florida, is allowed as an accessory use on a working farm, as defined in CH 604.50 FS, where hay is
15 already produced and sold. This provision is not permitted in the A-3 zoning classification.
- 16 (5) On A-1 zone parcels residential complexes for agricultural employees are allowed as an accessory use
17 and may be clustered provided central water and sewage facilities are provided. Dwelling units may be
18 conventional construction, or manufactured housing.
- 19 (6) On legal non-conforming lots or parcels of one acre or less in size or lots up to nine and nine-tenths
20 acres in size, the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine,
21 beefalo and other large farm animals is as follows:
- 22 (a) The minimum square footage of contiguous open pasture area, not including the dwelling and
23 the garage (either attached or detached) shall be 9,000 square feet for the first animal and 6,000
24 square feet for each additional animal.
- 25 (b) The total number of such animals that may be kept shall not exceed four per acre except
26 offspring, which may be kept until weaned.
- 27 (7) Requirements of the Storage of Manure:
- 28 (a) Manure shall not be allowed to accumulate causing a nuisance or hazard to the health, welfare,
29 or safety of humans or animals.
- 30 (b) The outside storage of manure in piles (two cubic yards or greater) shall not be permitted within
31 100 feet of any lot line and/or any residence.
- 32 (c) Compliance with Article 5 Springs Protection Zone standards.
- 33 D. Permitted Uses:
- 34 (1) Accessory use aircraft hangars ~~in approved fly-in communities~~ on properties with legal access to a
35 private airport shall be permitted and include a maximum height of ~~30~~ 40 feet.
- 36 (2) Beekeeping Operations
- 37 (3) Pigeon lofts meeting the requirements of Sec. 4.3.20
- 38 (4) Pot-bellied pigs as pets
- 39 (5) Silos, not exceeding 100 feet in height

EXHIBIT A

- 1 (6) Single-family guest cottage/apartment Refer to Sec. 4.3.18
- 2 (7) Yard sales (up to three per year)
- 3 E. Owners of properties located on waterbodies considered "non-ESQZ" waterbodies may elect to designate
- 4 the yard fronting on the waterbody as the new front or rear yard of the property.
- 5 (Ord. No. 17-08, § 2(Exh. A), 4-11-2017; Ord. No. 24-08, § 1(Att. 1), 4-16-2024)

EXHIBIT B

Sec. 4.2.2. General requirements for all agricultural zoning classification.

- A. Contained in the following sections are the allowed land uses, building and lot standards (including minimum setbacks), other general requirements, and permitted uses specified for all agricultural zoning classifications.
- B. Where the setback requirements set forth herein preclude development of the parcel or tract; and where the parcel or tract could be developed in conformance with the zoning code in effect prior to the adoption of this Code; the prior requirements shall prevail.
- C. Special requirements for all agricultural zoning classifications:
 - (1) All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs, pilasters, chimneys and fireplaces may protrude two and one-half feet into a required setback
 - (2) No structure or building may be erected, placed upon or extend over any easement unless approved in writing by the person or entity holding said easement
 - (3) Outdoor ground and building lighting shall not cast direct light on adjacent properties.
 - (4) The sale, either retail or wholesale, of hay, either locally grown or imported from outside the State of Florida, is allowed as an accessory use on a working farm, as defined in CH 604.50 FS, where hay is already produced and sold. This provision is not permitted in the A-3 zoning classification.
 - (5) On A-1 zone parcels residential complexes for agricultural employees are allowed as an accessory use and may be clustered provided central water and sewage facilities are provided. Dwelling units may be conventional construction, or manufactured housing.
 - (6) On legal non-conforming lots or parcels of one acre or less in size or lots up to nine and nine-tenths acres in size, the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine, beefalo and other large farm animals is as follows:
 - (a) The minimum square footage of contiguous open pasture area, not including the dwelling and the garage (either attached or detached) shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal.
 - (b) The total number of such animals that may be kept shall not exceed four per acre except offspring, which may be kept until weaned.
 - (7) Requirements of the Storage of Manure:
 - (a) Manure shall not be allowed to accumulate causing a nuisance or hazard to the health, welfare, or safety of humans or animals.
 - (b) The outside storage of manure in piles (two cubic yards or greater) shall not be permitted within 100 feet of any lot line and/or any residence.
 - (c) Compliance with Article 5 Springs Protection Zone standards.
- D. Permitted Uses:
 - (1) Accessory use aircraft hangars on properties with legal access to a private airport shall be permitted and include a maximum height of 40 feet.
 - (2) Beekeeping Operations
 - (3) Pigeon lofts meeting the requirements of Sec. 4.3.20
 - (4) Pot-bellied pigs as pets
 - (5) Silos, not exceeding 100 feet in height

EXHIBIT B

- (6) Single-family guest cottage/apartment Refer to Sec. 4.3.18
 - (7) Yard sales (up to three per year)
- E. Owners of properties located on waterbodies considered "non-ESQZ" waterbodies may elect to designate the yard fronting on the waterbody as the new front or rear yard of the property.
- (Ord. No. 17-08, § 2(Exh. A), 4-11-2017; Ord. No. 24-08, § 1(Att. 1), 4-16-2024)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS

Governor

CORD BYRD

Secretary of State

April 30, 2026

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 26-17, which was filed in this office on April 30, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Susan Mills McAllister

From: Susan Mills McAllister
Sent: Thursday, April 30, 2026 04:34 PM
To: countyordinances@dos.myflorida.com
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: MRN20260422_ORDINANCE_2026_17
Attachments: MRN20260422_ORDINANCE_2026_17.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-17, which was adopted by the Marion County Board of County Commissioners on Wednesday, April 22, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.



Susan Mills McAllister

Clerk, Commission Records
352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller
PO Box 1030, Ocala FL 34478-1030
352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, April 30, 2026 04:40 PM
To: Susan Mills McAllister; County Ordinances
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: RE: MRN20260422_ORDINANCE_2026_17
Attachments: Marion20260430_Ordinance26_17_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 26-17.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Susan Mills McAllister <SusanM@marioncountyclerk.org>
Sent: Thursday, April 30, 2026 4:34 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20260422_ORDINANCE_2026_17

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-17, which was adopted by the Marion County Board of County Commissioners on Wednesday, April 22, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.



Susan Mills McAllister

Clerk, Commission Records

352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

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"Here to serve and protect the public trust"

ORDINANCE 26-17

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 4, ZONING, DIVISION 2, ZONING CLASSIFICATION, SECTION 4.2.6. REQUIREMENTS FOR ALL RESIDENTIAL ZONING CLASSIFICATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners is authorized by general law, e.g., Section 125.01(h), Florida Statutes, to establish, coordinate, and enforce zoning and such business regulations as are necessary for the protection of the public; 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, pursuant to LDC Section 2.4.3, the Land Development Regulation Commission held a duly noticed public hearing on this proposed ordinance amending the LDC on March 11, 2026; and

WHEREAS, pursuant to LDC Section 2.4.4, the Board of County Commissioners held duly noticed public hearings on this proposed ordinance amending the LDC on March 31, 2026, and April 22, 2026;

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

Note: Deletions are shown in ~~strikeout~~ text. Additions are shown in underscore text.

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

- A. Article 4, Zoning, Division 2, Zoning Classification, Section 4.2.6. Requirements for all Residential Zoning Classifications; of the Marion County Land Development Code, Zoning, is hereby amended to reflect the attached revised language:

See Attachment 1 (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 does 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 22nd day of April, 2026.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



CARL ZALAK, III, CHAIRMAN

ATTEST:



GREGORY C. HARRELL
CLERK OF CIRCUIT COURT

RECEIVED NOTICE FROM SECRETARY OF STATE ON APRIL 22, 2026
ADVISING ORDINANCE WAS FILED ON APRIL 22, 2026.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



MATTHEW G. MINTER
COUNTY ATTORNEY

EXHIBIT A

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

- 2 A. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks),
3 and other general requirements specified for these zoning classifications.
- 4 B. These zoning classifications may apply for sites subject to the density exceptions provisions in Sec. 4.3.2.
- 5 C. General Requirements for all residential classifications:
- 6 (1) Lot orientation. In residential zoning classification R-1, R-2, R-3, and R-4 a single-family residential
7 dwelling, irrespective of construction method shall be situated on the lot so that the external wall
8 which, by design, is intended to be the front, generally faces a street adjoining the lot.
- 9 (a) This requirement shall not apply in either of the following situations:
- 10 1. The dwelling is located on a "flag" lot; or
- 11 2. The dwelling is setback at least 100 feet from the street right-of-way on an interior lot.
- 12 (b) Alternatively, relief to this requirement is subject to the following conditions:
- 13 1. Any dwelling which cannot practically be located on the subject lot in any other manner;
14 and,
- 15 2. The dwelling shall have sufficient architectural treatment so that the end wall does not
16 appear to be an end wall, including at a minimum an entry feature consisting of a porch
17 and an entry door. All construction of the entry feature must meet the applicable
18 construction codes for the dwelling unit type.
- 19 (2) Movable awnings, may not project over three feet into a required setback.
- 20 (3) No structure may be erected, placed upon, or extend over any easement unless approved in writing by
21 the person or entity holding said easement.
- 22 (4) All setbacks shall be measured from the foundation or wall if no foundation is present; however, eaves,
23 roof overhangs, pilasters, chimneys and fireplaces may protrude two feet into the setback.
- 24 (5) See Environmentally Sensitive Overlay Zone (ESOZ) in Article 5 for alternative lot and building
25 standards for properties within that zone.
- 26 (6) Residentially zoned parcels located on a waterbody that is not listed in Table 5.2.1 (ESOZ) of this code,
27 Sec. 5.2.2.A. may declare the lakeside as the front yard in determining the placement of accessory
28 structures, provided all setbacks are observed.
- 29 (7) Private building for housing dogs, cats or similar small domesticated pets.
- 30 (8) Accessory structures shall be located in the rear or side yard provided required setbacks are observed;
31 for properties one (1) acre or less, accessory structures require a minimum eight (8) feet rear and side
32 yard setbacks consistent with the Section.
- 33 (9) Accessory use aircraft hangars ~~in approved fly in communities~~ on properties with legal access to a
34 private airport shall be permitted and include a maximum height of ~~30~~ 40 feet.
- 35 (10) Outdoor ground and building lights shall not cast direct light on adjacent properties.
- 36 D. Requirements for keeping chickens in residential zoning classifications:
- 37 (1) Chicken shall mean a female of Gallus domesticus or a hen. Chicken shall not include the following:
- 38 (a) Any male chicken or rooster.

EXHIBIT A

- 1 (b) Any duck, goose, turkey, peafowl, guinea fowl or other poultry or fowl.
2 (2) Number of chickens may not exceed six.
3 (3) Roosters are prohibited.
4 (4) Duplex, townhome, multi-family and similar units are prohibited from keeping chickens.
5 (5) Hens must be contained within a covered and fully enclosed chicken coop from dusk to dawn and
6 inside a coop and/or a fenced pen area the remainder of the time. The coop and fenced pen area must
7 be located in the side or rear lot behind the principal structure.
8 (6) It shall be unlawful for any person to allow hens to run at large upon the streets, alleys, public or
9 private rights-of-way or other public places, or upon the property of any other person.
10 (7) The coop and fenced pen area shall be setback 20 feet, based on the closest portion of the coop or
11 fenced pen area, from any adjacent residential principal structure or accessory that contains a
12 residential unit.
13 (8) The coop and fenced pen area shall comply with all other zoning classification setback requirements.
14 (9) The coop and pen area must be kept in a clean sanitary manner, free of insects and rodents, offensive
15 odors, excessive noise, or any other condition, which could potentially cause a nuisance (i.e. the coop
16 should be cleaned frequently).
17 (10) Stored feed must be secured in metal containers to prevent mice and other pests.
18 (11) No routine slaughtering of the hens is allowed on the subject site.
19 (12) Hens are to be kept for personal use of the residents of the site and no on-site retail sale of eggs,
20 manure or hens shall occur.
21 E. Zoning lot and building standards shall conform to the standards outlined for each residential classification
22 within the sections that follow.
23 F. General requirements in RR-1 Zoning, RE Zoning and in any zoning classification permitted by special use: For
24 the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000
25 square feet for the first horse and 6,000 square feet for each additional horse. The total number of horses
26 shall not exceed four per acre, except foals, which may be kept until weaned.
27 G. Pigeon lofts meeting the requirements of Sec. 4.3.20, on lots one acre or larger except in MH and PMH
28 classifications.
29 (Ord. No. 17-08, § 2(Exh. A), 4-11-2017; Ord. No. 24-08, § 1(Att. 1), 4-16-2024)

30

EXHIBIT B

Sec. 4.2.6. Requirements for all residential zoning classifications.

- A. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks), and other general requirements specified for these zoning classifications.
- B. These zoning classifications may apply for sites subject to the density exceptions provisions in Sec. 4.3.2.
- C. General Requirements for all residential classifications:
 - (1) Lot orientation. In residential zoning classification R-1, R-2, R-3, and R-4 a single-family residential dwelling, irrespective of construction method shall be situated on the lot so that the external wall which, by design, is intended to be the front, generally faces a street adjoining the lot.
 - (a) This requirement shall not apply in either of the following situations:
 - 1. The dwelling is located on a "flag" lot; or
 - 2. The dwelling is setback at least 100 feet from the street right-of-way on an interior lot.
 - (b) Alternatively, relief to this requirement is subject to the following conditions:
 - 1. Any dwelling which cannot practically be located on the subject lot in any other manner; and,
 - 2. The dwelling shall have sufficient architectural treatment so that the end wall does not appear to be an end wall, including at a minimum an entry feature consisting of a porch and an entry door. All construction of the entry feature must meet the applicable construction codes for the dwelling unit type.
 - (2) Movable awnings, may not project over three feet into a required setback.
 - (3) No structure may be erected, placed upon, or extend over any easement unless approved in writing by the person or entity holding said easement.
 - (4) All setbacks shall be measured from the foundation or wall if no foundation is present; however, eaves, roof overhangs, pilasters, chimneys and fireplaces may protrude two feet into the setback.
 - (5) See Environmentally Sensitive Overlay Zone (ESOZ) in Article 5 for alternative lot and building standards for properties within that zone.
 - (6) Residentially zoned parcels located on a waterbody that is not listed in Table 5.2.1 (ESOZ) of this code, Sec. 5.2.2.A. may declare the lakeside as the front yard in determining the placement of accessory structures, provided all setbacks are observed.
 - (7) Private building for housing dogs, cats or similar small domesticated pets.
 - (8) Accessory structures shall be located in the rear or side yard provided required setbacks are observed; for properties one (1) acre or less, accessory structures require a minimum eight (8) feet rear and side yard setbacks consistent with the Section.
 - (9) Accessory use aircraft hangars on properties with legal access to a private airport shall be permitted and include a maximum height of 40 feet.
 - (10) Outdoor ground and building lights shall not cast direct light on adjacent properties.
- D. Requirements for keeping chickens in residential zoning classifications:
 - (1) Chicken shall mean a female of *Gallus domesticus* or a hen. Chicken shall not include the following:
 - (a) Any male chicken or rooster.

EXHIBIT B

- (b) Any duck, goose, turkey, peafowl, guinea fowl or other poultry or fowl.
 - (2) Number of chickens may not exceed six.
 - (3) Roosters are prohibited.
 - (4) Duplex, townhome, multi-family and similar units are prohibited from keeping chickens.
 - (5) Hens must be contained within a covered and fully enclosed chicken coop from dusk to dawn and inside a coop and/or a fenced pen area the remainder of the time. The coop and fenced pen area must be located in the side or rear lot behind the principal structure.
 - (6) It shall be unlawful for any person to allow hens to run at large upon the streets, alleys, public or private rights-of-way or other public places, or upon the property of any other person.
 - (7) The coop and fenced pen area shall be setback 20 feet, based on the closest portion of the coop or fenced pen area, from any adjacent residential principal structure or accessory that contains a residential unit.
 - (8) The coop and fenced pen area shall comply with all other zoning classification setback requirements.
 - (9) The coop and pen area must be kept in a clean sanitary manner, free of insects and rodents, offensive odors, excessive noise, or any other condition, which could potentially cause a nuisance (i.e. the coop should be cleaned frequently).
 - (10) Stored feed must be secured in metal containers to prevent mice and other pests.
 - (11) No routine slaughtering of the hens is allowed on the subject site.
 - (12) Hens are to be kept for personal use of the residents of the site and no on-site retail sale of eggs, manure or hens shall occur.
- E. Zoning lot and building standards shall conform to the standards outlined for each residential classification within the sections that follow.
 - F. General requirements in RR-1 Zoning, RE Zoning and in any zoning classification permitted by special use: For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 square feet for the first horse and 6,000 square feet for each additional horse. The total number of horses shall not exceed four per acre, except foals, which may be kept until weaned.
 - G. Pigeon lofts meeting the requirements of Sec. 4.3.20, on lots one acre or larger except in MH and PMH classifications.
- (Ord. No. 17-08, § 2(Exh. A), 4-11-2017; Ord. No. 24-08, § 1(Att. 1), 4-16-2024)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS

Governor

CORD BYRD

Secretary of State

April 30, 2026

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 26-18, which was filed in this office on April 30, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Susan Mills McAllister

From: Susan Mills McAllister
Sent: Thursday, April 30, 2026 04:34 PM
To: countyordinances@dos.myflorida.com
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: MRN20260422_ORDINANCE_2026_18
Attachments: MRN20260422_ORDINANCE_2026_18.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-18, which was adopted by the Marion County Board of County Commissioners on Wednesday, April 22, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, April 30, 2026 04:40 PM
To: Susan Mills McAllister; County Ordinances
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: RE: MRN20260422_ORDINANCE_2026_18
Attachments: Marion20260430_Ordinance26_18_Ack.pdf

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Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
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Subject: MRN20260422_ORDINANCE_2026_18

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good afternoon Ms. Grosenbaugh,

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Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.



Susan Mills McAllister

Clerk, Commission Records

352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

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"Here to serve and protect the public trust"

ORDINANCE 26-18

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 1, ADMINISTRATION, DIVISION 2, DEFINITIONS, SPECIFICALLY RELATED TO TREES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners is authorized by general law, e.g., Section 125.01(h), Florida Statutes, to establish, coordinate, and enforce zoning and such business regulations as are necessary for the protection of the public; 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, pursuant to LDC Section 2.4.3, the Land Development Regulation Commission held a duly noticed public hearing on this proposed ordinance amending the LDC on March 11, 2026; and

WHEREAS, pursuant to LDC Section 2.4.4, the Board of County Commissioners held duly noticed public hearings on this proposed ordinance amending the LDC on March 31, 2026, and April 22, 2026;

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

Note: Deletions are shown in strikethrough text. Additions are shown in underscore text.

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

- A. Article 1, Administration, Division 2, Definitions, Specifically Related to Trees of the Marion County Land Development Code, Zoning, is hereby amended to reflect the attached revised language:

See Attachment 1 (additions shown in underline text, deletions shown in ~~strikethrough 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 does 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 22nd day of April, 2026.


BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



CARL ZALAK, III, CHAIRMAN

ATTEST:

RECEIVED NOTICE FROM SECRETARY OF STATE ON APRIL 22, 2026
ADVISING ORDINANCE WAS FILED ON APRIL 22, 2026.



GREGORY C. HARRELL
CLERK OF CIRCUIT COURT

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



MATTHEW G. MINTER
COUNTY ATTORNEY

1 ***DIVISION 2. DEFINITIONS***

2 Unless otherwise expressly stated, for the purposes of this Code, the following terms shall have the meaning
3 indicated herein.

4 **TREE, CRITICAL ROOT ZONE.** The at grade and subterranean area adjacent and surrounding the existing tree's
5 trunk where the tree's roots are located that provide stability and uptake of water and minerals required for the
6 tree's survival. The tree's critical root zone, or 'CRZ'.

7 **TREE, PROTECTION ZONE.** The at grade and subterranean area surrounding the trunk of an existing tree or
8 group of trees to be preserved, intended to protect roots and soil to ensure future tree health and stability. The area
9 is defined by the extent of the tree's canopy dripline.

10 **TREE, REGULATED.** Any existing non-invasive non-exotic tree species that is 20~~10~~" diameter breast height
11 (DBH) or larger, or any tree that was planted in compliance with an approved development order or to mitigate the
12 prior removal of a Regulated Tree. Pine and Palm species are also considered Regulated Trees.

13 **TREE, SPECIMEN.** A Live Oak with a 36" DBH or larger, a Southern Magnolia with a 24" DBH or larger or a Long
14 Leaf Pine with an 18" DBH or larger; in viable condition as determined from a proper evaluation by a Certified
15 Arborist or Landscape Architect and confirmation by the County Landscape Architect; and offers value due to it's
16 species type, ecological value, age, historic value, or other outstanding qualities. A comprehensive tree list is
17 available from the County's Landscape Architect.

DIVISION 2. DEFINITIONS

Unless otherwise expressly stated, for the purposes of this Code, the following terms shall have the meaning indicated herein.

TREE, CRITICAL ROOT ZONE. The at grade and subterranean area adjacent and surrounding the existing tree's trunk where the tree's roots are located that provide stability and uptake of water and minerals required for the tree's survival. The tree's critical root zone, or 'CRZ',

TREE, PROTECTION ZONE. The at grade and subterranean area surrounding the trunk of an existing tree or group of trees to be preserved, intended to protect roots and soil to ensure future tree health and stability. The area is defined by the extent of the tree's canopy dripline.

TREE, REGULATED. Any existing non-invasive non-exotic tree species that is 20" diameter breast height (DBH) or larger, or any tree that was planted in compliance with an approved development order or to mitigate the prior removal of a Regulated Tree. Pine and Palm species are also considered Regulated Trees.

TREE, SPECIMEN. A Live Oak with a 36" DBH or larger, a Southern Magnolia with a 24" DBH or larger or a Long Leaf Pine with an 18" DBH or larger; in viable condition as determined from a proper evaluation by a Certified Arborist or Landscape Architect and confirmation by the County Landscape Architect; and offers value due to its species type, ecological value, age, historic value, or other outstanding qualities. A comprehensive tree list is available from the County's Landscape Architect.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS

Governor

CORD BYRD

Secretary of State

April 30, 2026

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 26-19, which was filed in this office on April 30, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, April 30, 2026 04:40 PM
To: Susan Mills McAllister; County Ordinances
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: RE: MRN20260422_ORDINANCE_2026_19
Attachments: Marion20260430_Ordinance26_19_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 26-19.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

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Subject: MRN20260422_ORDINANCE_2026_19

EMAIL RECEIVED FROM EXTERNAL SOURCE

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Good afternoon Ms. Grosenbaugh,

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Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.



Susan Mills McAllister

Clerk, Commission Records

352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

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Subject: MRN20260422_ORDINANCE_2026_19
Attachments: MRN20260422_ORDINANCE_2026_19.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-19, which was adopted by the Marion County Board of County Commissioners on Wednesday, April 22, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.

ORDINANCE 26–19

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 6, TECHNICAL STANDARDS AND REQUIREMENTS, DIVISION 6, HABITAT PROTECTION, SECTION 6.6.6. OPEN SPACE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners is authorized by general law, e.g., Section 125.01(h), Florida Statutes, to establish, coordinate, and enforce zoning and such business regulations as are necessary for the protection of the public; 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, pursuant to LDC Section 2.4.3, the Land Development Regulation Commission held a duly noticed public hearing on this proposed ordinance amending the LDC on March 11, 2026; and

WHEREAS, pursuant to LDC Section 2.4.4, the Board of County Commissioners held duly noticed public hearings on this proposed ordinance amending the LDC on March 31, 2026, and April 22, 2026;

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

Note: Deletions are shown in ~~strikeout~~ text. Additions are shown in underscore text.

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

- A. Article 6, Technical Standards and Requirements, Division 6, Habitat Protection, Section 6.6.6. Open Space, of the Marion County Land Development Code, Zoning, is hereby amended to reflect the attached revised language:

See Attachment 1 (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 does 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 22nd day of April, 2026.

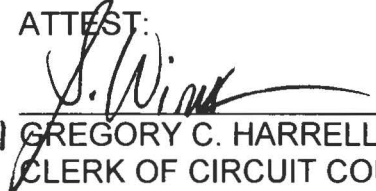
BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



CARL ZALAK, III, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON APRIL 22, 2026
ADVISING ORDINANCE WAS FILED ON APRIL 22, 2026.

ATTEST:



GREGORY C. HARRELL
CLERK OF CIRCUIT COURT

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



MATTHEW G. MINTER
COUNTY ATTORNEY

1 **Sec. 6.6.6. - Open space.**

2 A. The provision of Natural Open Space shall comply with the following design standards:

3 (1) The preservation of environmentally sensitive lands and locally significant resources shall
4 be given priority when determining the location of natural open space.

5 (2) Natural open space shall be arranged in a contiguous manner which supports the
6 preservation and connectivity of the space, with particular attention to providing connectivity
7 to wildlife corridors, agricultural, and/or passive recreational uses, as appropriate for the
8 characteristics of the space.

9 (3) Natural open space shall be arranged in a manner which supports compatibility with
10 surrounding areas which are not part of the proposed development.

11 (4) The buildable area resulting from the identification of natural open space shall be
12 compact and contiguous with the natural open space providing a buffering and potential
13 connectivity effect to surrounding areas.

14 (5) Natural open space shall be designated accordingly on a plan and conveyed for
15 ownership and maintenance and/or management which will include identifying one or more
16 entities responsible for ownership and maintenance of the open space, and conveyed
17 accordingly.

18 (6) The Board may also require that a Developer's Agreement and/or a Conservation
19 Easement conveyed to Marion County be established for the natural open space as part of
20 the plan review process.

21 (7) The natural open space shall be maintained and/or managed in a healthy state consistent
22 with the habitat and use of the space and current applicable best management practices
23 acceptable to Marion County, if any, consistent with characteristics of the space.

24 (8) Constructed stormwater facilities of any kind are prohibited within areas designated as
25 natural open space.

26 (9) Structures are prohibited within natural open space; however limited minimal structural
27 improvements may be provided for passive access and agricultural or environmental control
28 such as boardwalks, trails, and fencing. Agricultural structures which are for bona fide
29 agricultural purposes and not for human occupancy for residential or non-residential
30 purposes (e.g., residence, apartment, office) may be placed within natural open space in
31 compliance with the following design requirements:

32 (a) The area where the agricultural structures may be located, either on individual lots
33 and/or on common property, as appropriate, shall be clearly designated as a separate
34 agricultural structure buildable area on the development project's primary
35 development plan and presented for approval by the Board.

1 (b) The cumulative acreage of the agricultural structure buildable areas shall not
2 exceed 10 percent of the natural open space.

3 (c) The stormwater design for the development project shall provide for and reflect
4 projected impervious surface coverage calculations for the identified agricultural
5 structure buildable areas.

6 (d) For hamlet subdivisions platted and recorded on or before October 12, 2012,
7 agricultural structures may be located within the natural open space but items (a)
8 through (c) above will not apply; however, if all or part of the recorded hamlet
9 subdivision is re-platted, the re-plat must comply with items (a) through (c) above.

10 (10) The location, scope, and intent of any proposed limited structural improvements to be
11 placed within the natural open space shall be clearly indicated by the corresponding project
12 application and its accompanying plan.

13 (11) Natural open space is not eligible to be awarded TDCs as provided in Division 3.4
14 Transfer of Rights Programs.

15

1 B. The provision of Improved Open Space shall comply with the following design standards:

2 (1) All residential projects shall provide IOS at a minimum ratio of 350 square feet per
3 dwelling unit, consistent with the Comprehensive Plan.

4 **Table 6.6.6.1 - Required Improved Open Space (IOS)**

# Residential Dwelling Units	Required IOS (Acres) **
50	0.40
100	0.80
200	1.61
500	4.02
1,000	8.03

5 ** Calculate required IOS for developments based on 350 sf/dwelling unit

6 (2) IOS shall consist of active or passive recreational spaces in single or linked multiple
7 tracts within the residential development, and such spaces shall be accessible to all
8 residents within the development.

9 (3) IOS must be located in common tracts or properties and may not be located within any
10 residential lots or tracts.

11 (4) Roads and; streets, ~~and/or parking lots~~ shall not qualify as IOS.

12 (5) Parking lots and access driveways within improved open space of five(5) acres or more,
13 that serve the IOS, may qualify for up to 10 percent of the total IOS area.

14 (6) The following features qualify as IOS, provided they are accessible to all residents of the
15 associated community, and are designed for active or passive recreational use:

16 a. Neighborhood parks designed for passive or active recreation.

17 1. Neighborhood Parks must include at least three of the following
18 elements:

19 —Age-appropriate play systems with shade structures. Total shaded
20 area shall be equal to or greater than 50% of the equipment's footprint
21 area. ~~Age-appropriate play equipment~~ Existing trees with favorable
22 assessment may be considered for shade.

23 • Sports/game areas (e.g., soccer field, basketball court, racquet
24 sports such as tennis, pickleball , padel, etc., cornhole, horseshoes,
25 etc.)

- Open turf areas suitable for informal play or gathering
- Multi-purpose fields
- Outdoor fitness stations
- Picnic area with tables and grills
- Gazebos, pergolas or pavilions for group activities and events

2. Neighborhood Parks shall include a minimum of two of the following elements: benches, picnic tables, or other seating areas.
3. Neighborhood Parks shall include a minimum of one ~~s~~Shade ~~t~~Tree per 3,000 square feet of park area shall be provided within the park boundary. Existing Shade Trees may be counted towards this requirement.
4. Neighborhood Parks must include a sign or monument marker that establishes it as a common open space.

- b. Golf Courses may satisfy up to 50% of the total IOS requirement.
- c. Nature preserves, with public access that include an improved recreation trail around the perimeter of the preserve and other elements such as information stations, seating areas or other publicly accessible improvements.
- d. Improved multi-use recreation trails a minimum of eight (8) feet in width, excluding on street sidewalks. A multi-use recreation trail is a designated path or route designed to accommodate a variety of non-motorized recreational activities, such as walking, running, cycling, inline skating, etc. These trails must be accessible and open to people of all ages and abilities and are intended to promote safe, shared use by different types of users. Recreation trails must be constructed of asphalt, concrete, or other hard, permanent surfaces. For area calculations, the IOS contribution includes the width of the recreation trail plus five (5) feet, or the width of the trail plus adjacent landscaped or preserved natural area within the dedicated IOS tract, —whichever is greater
- e. ~~Publicly accessible c~~Common squares, plazas and gathering spaces improved with seating, paving, landscaping, or other features that encourage active or passive recreation and social interaction.
- f. Recreation courts and active sports areas including facilities such as tennis, basketball, pickleball, or other similar features intended for organized or informal sport activity.
- g. Dog Parks or pet-friendly play areas fenced with pet amenities, at least 0.255 acres in size and shall be subdivided for large and small dog breeds.

1 a-h. Central Recreation and Amenity Areas that include multi-use recreational
2 buildings, neighborhood pools, neighborhood centers, passive recreational
3 areas, or other indoor/outdoor amenities.

4 ~~(2) Stormwater facilities and golf courses may be located within designated IOS.~~

5 ~~(3) No more than 25 percent of stormwater facilities may be counted to satisfy area/acreage requirements~~
6 ~~for required IOS. A higher percentage may be approved by DRC, depending on the design and lay of the~~
7 ~~facility.~~

8 ~~(4) IOS shall be designated accordingly on any development plan and shall also include identifying the~~
9 ~~ownership and maintenance entity of the IOS.~~

10 ~~(Ord. No. 13-20, § 2, 7-11-2013)~~

11 i. Where a development provides a central recreation amenity area with the
12 following minimum components, at the discretion of the Growth Services
13 Director, the area of the amenity facility and improvements shall count at a 2:1
14 ratio for the required IOS acreage. For example, a 1.5 acre amenity area satisfying
15 this section shall satisfy 3.0 acres of required IOS. The minimum components
16 must include:

17 1. A 2,500 square foot minimum structured, air-conditioned amenity center
18 building with meeting and recreation space and indoor restroom
19 facilities.

20 2. An improved outdoor area including a neighborhood swimming pool. The
21 swimming pool at the water surface shall be a minimum of 1,500 square
22 feet.

23 3. A minimum of two improved sport courts such as tennis, pickleball,
24 basketball, racquetball, or similar sport court subject to the approval of
25 the Growth Services Director.

26 4. An open play field, playground, or similar.

27
28 j. Other similar uses that provide recreational opportunities for residents within the
29 development, subject to the approval of the Growth Services Director.

30 (7) The following uses are not considered to satisfy IOS requirements:

31 a. Drainage retention areas.

32 b. Roads and/or streets.

33 c. Parking lots and access driveways within IOS less than five (5) acres
34 and/or parking lots.

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- d. Recreation activity areas within drainage retention ~~areas~~ areas, as approved by DRC (i.e. a play field at the bottom of a drainage retention area or similar).
- e. Landscape buffers, unless such buffers include an integrated and paved multi-use recreational trail at least eight feet in width.

Sec. 6.6.6. - Open space.

A. The provision of Natural Open Space shall comply with the following design standards:

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- (3) Natural open space shall be arranged in a manner which supports compatibility with surrounding areas which are not part of the proposed development.
- (4) The buildable area resulting from the identification of natural open space shall be compact and contiguous with the natural open space providing a buffering and potential connectivity effect to surrounding areas.
- (5) Natural open space shall be designated accordingly on a plan and conveyed for ownership and maintenance and/or management which will include identifying one or more entities responsible for ownership and maintenance of the open space and conveyed accordingly.
- (6) The Board may also require that a Developer's Agreement and/or a Conservation Easement conveyed to Marion County be established for the natural open space as part of the plan review process.
- (7) The natural open space shall be maintained and/or managed in a healthy state consistent with the habitat and use of the space and current applicable best management practices acceptable to Marion County, if any, consistent with characteristics of the space.
- (8) Constructed stormwater facilities of any kind are prohibited within areas designated as natural open space.
- (9) Structures are prohibited within natural open space; however limited minimal structural improvements may be provided for passive access and agricultural or environmental control such as boardwalks, trails, and fencing. Agricultural structures which are for bona fide agricultural purposes and not for human occupancy for residential or non-residential purposes (e.g., residence, apartment, office) may be placed within natural open space in compliance with the following design requirements:
 - (a) The area where the agricultural structures may be located, either on individual lots and/or on common property, as appropriate, shall be clearly designated as a separate agricultural structure buildable area on the development project's primary development plan and presented for approval by the Board.

(b) The cumulative acreage of the agricultural structure buildable areas shall not exceed 10 percent of the natural open space.

(c) The stormwater design for the development project shall provide for and reflect projected impervious surface coverage calculations for the identified agricultural structure buildable areas.

(d) For hamlet subdivisions platted and recorded on or before October 12, 2012, agricultural structures may be located within the natural open space but items (a) through (c) above will not apply; however, if all or part of the recorded hamlet subdivision is re-platted, the re-plat must comply with items (a) through (c) above.

(10) The location, scope, and intent of any proposed limited structural improvements to be placed within the natural open space shall be clearly indicated by the corresponding project application and its accompanying plan.

(11) Natural open space is not eligible to be awarded TDCs as provided in Division 3.4 Transfer of Rights Programs.

B. The provision of Improved Open Space shall comply with the following design standards:

(1) All residential projects shall provide IOS at a minimum ratio of 350 square feet per dwelling unit, consistent with the Comprehensive Plan.

Table 6.6.6.1 - Required Improved Open Space (IOS)

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50	0.40
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** Calculate required IOS for developments based on 350 sf/dwelling unit

(2) IOS shall consist of active or passive recreational spaces in single or linked multiple tracts within the residential development, and such spaces shall be accessible to all residents within the development.

(3) IOS must be located in common tracts or properties and may not be located within any residential lots or tracts.

(4) Roads and streets, shall not qualify as IOS.

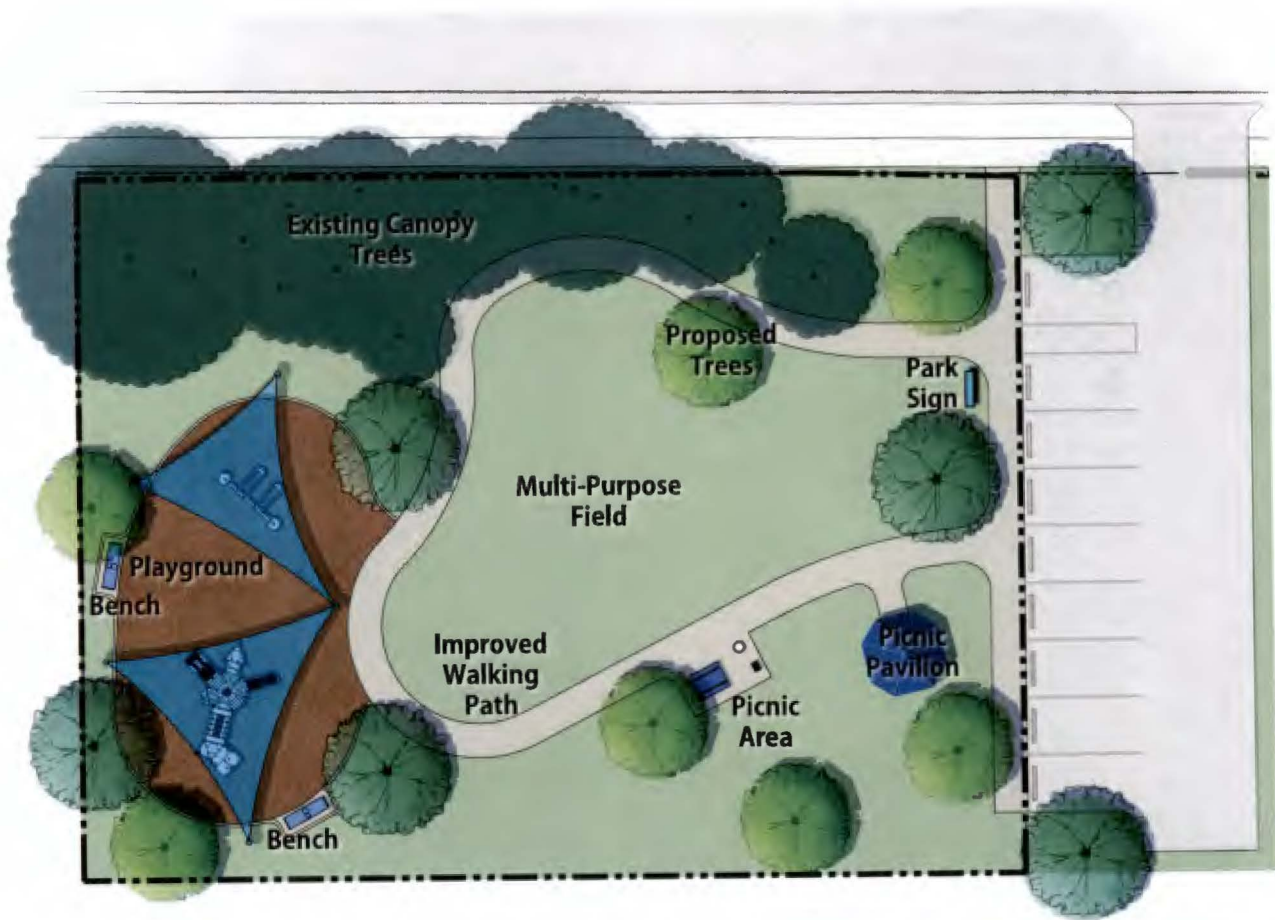
- (5) Parking lots and access driveways within improved open space of five (5) acres or more, that serve the IOS, may qualify for up to 10 percent of the total IOS area.
- (6) The following features qualify as IOS, provided they are accessible to all residents of the associated community, and are designed for active or passive recreational use:
- a. Neighborhood parks designed for passive or active recreation.
 1. Neighborhood Parks must include at least three of the following elements:
 - Age-appropriate play systems with shade structures. Total shaded area shall be equal to or greater than 50% of the equipment's footprint area. Existing trees with favorable assessment may be considered for shade. Sports/game areas (e.g., soccer field, basketball court, racquet sports such as tennis, pickleball, padel, etc., cornhole, horseshoes, etc.)
 - Open turf areas suitable for informal play or gathering
 - Multi-purpose fields
 - Outdoor fitness stations
 - Picnic area with tables and grills
 - Gazebos, pergolas or pavilions for group activities and events
 2. Neighborhood Parks shall include a minimum of two of the following elements: benches, picnic tables, or other seating areas.
 3. Neighborhood Parks shall include a minimum of one Shade Tree per 3,000 square feet of park area shall be provided within the park boundary. Existing Shade Trees may be counted towards this requirement.
 4. Neighborhood Parks must include a sign or monument marker that establishes it as a common open space.
 - b. Golf Courses may satisfy up to 50% of the total IOS requirement.
 - c. Nature preserves, with public access that includes an improved recreation trail around the perimeter of the preserve and other elements such as information stations, seating areas or other publicly accessible improvements.
 - d. Improved multi-use recreation trails a minimum of eight (8) feet in width, excluding on street sidewalks. A multi-use recreation trail is a designated path or route designed to accommodate a variety of non-motorized recreational activities, such as walking, running, cycling, inline skating, etc. These trails must be accessible and open to people of all ages and abilities and are intended to promote safe, shared use by different types of users. Recreation trails must be

constructed of asphalt, concrete, or other hard, permanent surfaces. For area calculations, the IOS contribution includes the width of the recreation trail plus five (5) feet, or the width of the trail plus adjacent landscaped or preserved natural area within the dedicated IOS tract, whichever is greater

- e. Common squares, plazas and gathering spaces improved with seating, paving, landscaping, or other features that encourage active or passive recreation and social interaction.
- f. Recreation courts and active sports areas including facilities such as tennis, basketball, pickleball, or other similar features intended for organized or informal sport activity.
- g. Dog Parks or pet-friendly play areas fenced with pet amenities, at least 0.25 acres in size and shall be subdivided for large and small dog breeds.
- h. Central recreation and amenity areas that include multi-use recreational buildings, neighborhood pools, neighborhood centers, passive recreational areas, or other indoor/outdoor amenities.
- i. Where a development provides a central recreation amenity area with the following minimum components, at the discretion of the Growth Services Director, the area of the amenity facility and improvements shall count at a 2:1 ratio for the required IOS acreage. For example, a 1.5-acre amenity area satisfying this section shall satisfy 3.0 acres of required IOS. The minimum components must include:
 - 1. A 2,500 square foot minimum structured, air-conditioned amenity center building with meeting and recreation space and indoor restroom facilities.
 - 2. An improved outdoor area including a neighborhood swimming pool. The swimming pool at the water surface shall be a minimum of 1,500 square feet.
 - 3. A minimum of two improved sport courts such as tennis, pickleball, basketball, racquetball, or similar sport court subject to the approval of the Growth Services Director.
 - 4. An open play field, playground, or similar.
- j. Other similar uses that provide recreational opportunities for residents within the development, subject to the approval of the Growth Services Director.

(7) The following uses are not considered to satisfy IOS requirements:

- a. Drainage retention areas.
- b. Roads and/or streets.
- c. Parking lots and access driveways within IOS less than five (5) acres.
- d. Recreation activity areas within drainage retention areas, as approved by DRC (i.e. a play field at the bottom of a drainage retention area or similar).
- e. Landscape buffers, unless such buffers include an integrated and paved multi-use recreational trail at least eight feet in width.



0.5 Acre Neighborhood Park
Serves 62 Dwelling Units

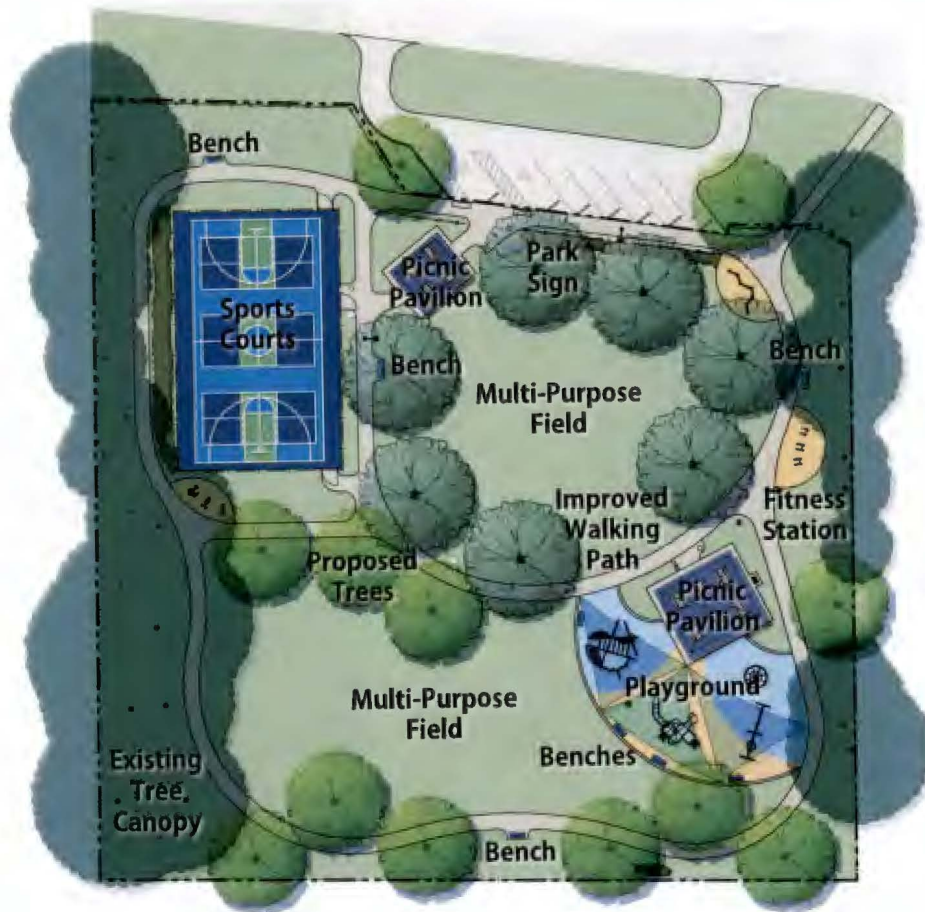
Plan Provides Minimum Three Elements:
 -Multi Purpose Field
 -Playground
 -Picnic Area with Tables and Grills
 -Pavilion

Plan Provides Minimum of Two Listed Seating Elements
 -Benches
 -Picnic Tables

Plan Provides Required Tree Canopy

Plan Provides a Park Sign

Small Neighborhood Park
 +/- 0.5 Acres



1.9 Acre Neighborhood Park
Serves 236 Dwelling Units

Plan Provides Minimum Three
Elements:
-Multi Purpose Field
-Playground
-Picnic Area with Tables and Grills
-Pavilion
-Fitness Stations
-Sport Courts

Plan Provides Minimum of Two
Listed Seating Elements
-Benches
-Picnic Tables

Plan Provides Required Tree Canopy

Plan Provides a Park Sign

Medium Neighborhood Park
+/- 1.9 Acres

6.0 Acre Neighborhood Park
Serves 746 Dwelling Units

Plan Provides Minimum Three Elements:

- Multi Purpose Field
- Playground
- Picnic Area with Tables and Grills
- Pavilion
- Fitness Stations
- Sport Courts

Plan Provides Minimum of Two Listed

- Seating Elements:
- Benches
 - Picnic Tables

Plan Provides Required Tree Canopy

Plan Provides a Park Sign



Large Neighborhood Park
+/- 6.0 Acres



LEGEND

- 1 Entry Drive And Drop-Off
- 2 Parking
- 3 Amenity Building/Clubhouse
- 4 Swimming Pool
- 5 Pool Deck With Seating
- 6 Building Restrooms That Also Serve Pool
- 7 Event Lawn
- 8 Multipurpose Field
- 9 Dog Park
- 10 Existing Trees
- 11 Sport/Game Area (Pickleball)
- 12 Sidewalk
- 13 Shade Trees And Landscape
- 14 Shade Structure

Plan Provides Minimum Elements:
 - 2500 SF Minimum Amenity Center Building
 - 1500 SF Minimum Swimming Pool
 - Minimum of 2 Improved Sport Court Areas
 - Open Play Multi Purpose Field
 - Plan Provides Required Tree Canopy
 - Plan Provides a Park Sign

4.3 Acre Amenity Area
 8.6 Acres of Improved Open Space (IOS)
 Serves 1070 Dwelling Units

Prototypical Amenity Area