

## Attachment E

### RC-1 - RURAL COMMERCIAL (Rev. 4/17/96)

#### 1. INTENT AND PURPOSE

- a. The Rural Commercial Classification is intended to provide for agricultural related commercial uses that would be appropriate on Rural Lands not located in a Rural Activity Center.
- b. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements specified for this zoning classification.
- c. All undeveloped commercial parcels located in Rural Lands, as designated by the Marion County Comprehensive Plan, as amended, which are not in a Rural Activity Center, and which are zoned B-1, B-2, B-3, B-4 or B-5, shall retain their respective zoning classification. Prior to filing for development approval, the property owner shall apply to rezone the property to this zoning classification.

#### 2. PERMITTED USES

- a. Retail or wholesale business such as, but not limited to the following:
  - Agricultural credit or loan institutions; agricultural production credit association
  - Agricultural insurance (crop and livestock)
  - Agricultural chemicals, fertilizers, disinfectants, pesticides, herbicides
  - Agricultural equipment, tools, implements and machinery - sale and repair
  - Agricultural gypsum, lime, ground limestone, sulfur
  - Agricultural chemical or fertilizer application companies
  - Farm building construction yard
  - Farm storage structures; manufacturing, sales, and installation
  - Farm equipment, implements and supplies
  - Farm management services, farm mortgage companies
  - Farm produce; sales, packing, crating and shipping facility
  - Grain elevator
  - Hatchery, fish or fowl
  - Plant nursery
  - Riding academy
  - Storage warehouse for farm products
  - Veterinary office
- b. Accessory uses including the parking of vehicles used for the permitted business purposes

## Attachment E

- c. Special Uses: The following uses may be allowed upon review of a Special Use Permit Application by the Zoning Commission and approval by the Board of County Commissioners. (Rev. 11/02/98) (Rev. 7/10/01)

Churches

Electric substation

Gas meter facility, except where such permits are pre-empted by state or federal regulations

Gas supply lines, high pressure, except where such permits are pre-empted by state or federal regulations

Horses or cattle (Refer to Section 5.3, A-1, 4.c. and d.) (Rev. 7/10/01)

Parking of commercial vehicles greater than 1.5 tons not used by permitted business

Sewage treatment plants with an inflow exceeding 5,000 gallons per day

Sprayfields or other type of effluent disposal areas, when application rate exceeds 5,000 gallons per day, if allowed by law

Utility company service yards

Water supply, treatment and storage facilities which serve 15 or more service connections, or commercial or industrial buildings which are required by the building code to have fire sprinkler systems

Wellfields. Refer to Article 12, Section 12.2.

### 3. LOT AND BUILDING STANDARDS

- a. Height Limitation: Maximum height of fifty (50) feet.

- b. Maximum Floor Area Ratio - 0.30. (Rev. 7/10/01)

- c. Setbacks:

- (1) The minimum front setback for a building or structure shall be fifty (50) feet.
- (2) The minimum side setback for a building or structure shall be ten (10) feet.
- (3) The minimum rear setback for a building or structure shall be twenty -five (25) feet.

### 4. GENERAL REQUIREMENTS

- a. No structure may be erected, placed upon or extend over any easement unless approved in writing by the person or entity holding said easement.

## Attachment E

- b. Ground and building lighting shall be confined to the property and shall not cast direct light on adjacent properties. The maximum height of a light pole shall be thirty-five (35) feet.
- c. Trash containers shall be screened from public view, using opaque materials.
- d. All setbacks shall be measured from the outside wall; however, eaves and roof overhangs, may protrude two (2) feet into a required setback. *(Rev. 11/02/98)*
- e. All uses allowed in this zoning classification shall be located within an enclosed structure. The front setback area shall not be utilized for the display or storage of goods, commodities, or merchandise offered for sale or rent whether on a temporary or permanent basis except as allowed below.
  - (1) Farm building construction yard,, bulk gypsum, lime, ground limestone or sulfur, farm storage structures, farm equipment, implements and supplies, and similar uses with outdoor activities and outside storage of materials. Components and finished goods shall be fenced and screened from view from surrounding properties.
  - (2) Temporary storage or parking of farm tractors, machinery and equipment, farm irrigation equipment, horse trailers and farm wagons which are for inventory or in for repair, shall be in areas where they are screened from view from adjacent properties having dissimilar land uses.
  - (3) The display of farm tractors, machinery and equipment, farm irrigation equipment, horse trailers and farm wagons which are for sale or lease may be exhibited in the front setback.
  - (4) Refer to Sub-section 5.5.25 for procedures to obtain either a Temporary Use Permit or a Special Event Permit.

### **RR - RECREATIONAL RESORT** *(Rev. 11/02/98)*

#### 1. Intent and Purpose

- a. The Recreational Resort Classification is intended to provide for commercial and institutional recreational development in rural or urban areas adjacent to or within the Ocala National Forest or other natural reservation areas including but not limited to the Silver River State Park, the Florida Greenway, the Rainbow River Park or on lands fronting on lakes or rivers. The uses allowed in this classification are water related, water dependent, or natural resource dependent and are necessary for the support of the guests and the immediate population.

## Attachment E

- b. Contained in this section are the permitted uses, building, lot or site/space standards (including minimum setbacks) and other general requirements for this zoning classification.

### 2. Permitted Uses

- a. Temporary occupancy living accommodations for recreation or travel use which may include but are not limited to the following: fifth wheel travel trailer, travel trailers, camping trailer, truck camper, motor home, van conversion, tent vehicles and tents, cabins or bunk house sleeping quarters.
  - b. Park model trailers or manufactured homes may also be used as temporary occupancy living quarters, when owned by the property owner.
  - c. Cabins or bunk house type living quarters.
  - d. Restaurant or group eating facility.
  - e. General/grocery store for primary use of guests.
  - f. Management and administrative buildings including living quarters for resident manager.
  - g. Service/maintenance buildings.
  - h. Marina, boat dock, boat rentals, launching ramp.
  - i. Gasoline sales, bait and tackle sales.
  - j. Self-service laundry.
  - k. Refill bottle gas cylinders.
- l. Accessory uses and structures such as private recreational facilities including swimming pool, archery range, shuffle board, clubhouse, meeting room, and similar facilities needed to provide a resort development. Refer to 4.n. for location requirements.
- m. Special Uses: The following uses may be allowed upon review of a Special Use Permit Application by the Zoning Commission and approval by the Board of County Commissioners.
    - Electric substation
    - Gas meter facility, except where such permits are preempted by state or federal regulations