

LDC CODE UPDATE

DATE:	January 27, 2025
LDC SECTION:	Section 4.2.30 Government Use (G-U) Classification
COMP PLAN REFERENCE:	N/A

DISCUSSION:

Background

Section 4.2.30 of the Land Development Code outlines uses permitted and permissible by Special Use Permit within the Government Use (G-U) zoning category. Currently, the G-U zoning category does not provide for any uses as permissible by right and all uses must obtain a Special Use Permit. The text changes identify uses that are recommended to be permitted by right within the G-U zoning category, based on the premise that the proposed allowable uses are generally not impactful to surrounding properties, and that they are allowed by right in other zoning categories.

Changes to the LDC Section

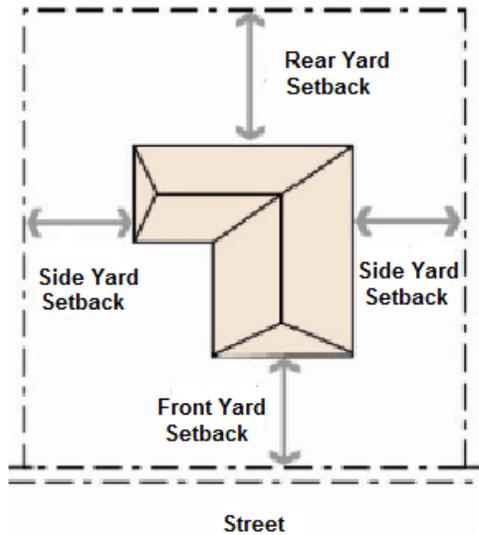
Changes to the text of Section 4.2.30 Government Use (G-U) address the following issues.

1. Add a Permitted Use subsection to the G-U zoning category and revise letter subsection sequencing accordingly.
2. Move the following list of uses from the Special Uses (requiring permit) subsection to the newly created Permitted Use subsection of the G-U zoning category:
 - a. Fire Station
 - b. Library
 - c. Park and Recreation Areas up to ten acres
 - d. Post Office
 - e. Schools
 - f. Sheriff's Substation
 - g. Government Owned Auditorium up to 250 seats
3. Add the use "Government Administrative Use such as office buildings and similar uses" to the newly created Permitted Uses subsection.
4. Following adoption of these changes, the allowable uses for G-U in the zoning tables will need to be updated.

Attachments: Redline LDC Changes to Section 4.2.30 Government Use (G-U) Classification

Sec. 4.2.30. Government Use (G-U) classification.

- A. Intent of Classification. The Governmental Use classification is intended to apply to those areas where the only activities conducted are those of the U. S. Government, State of Florida, and Marion County Board of Commissioners, Marion County School Board or incorporated communities in Marion County.
- B. Permitted Use:
 - Fire station
 - Library
 - Park and recreation areas up to ten acres in size.
 - Post Office
 - Schools
 - Sheriff's Substation
 - Government owned assembly/auditorium/conference center up to 250 seats
 - Government Administrative Use such as office buildings and similar uses
- C. Special Uses (requiring permit):
 - Airport
 - Armory
 - Equipment yards
 - Garbage transfer station.
 - Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by state or federal regulations)
 - Government owned assembly/auditorium/conference center greater than 250 seats Hospital (County owned)
 - Landfill, any type
 - Landfill, construction, and demolition Park and recreation areas greater than ten acres in size
 - Penal institution, jail
 - Sewage treatment plants with an inflow exceeding 5,000 gallons per day
 - Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law
 - Water wellfields
- D. Development Standards:



Minimum Lot Area: None

Minimum Lot Width: None

Maximum Building Height: 50 feet

Maximum Floor Ratio: 1.0

E. Setbacks:

Minimum Front Setback: 40 feet

Minimum Rear Setback: 25 feet

Minimum Side Setback: 10 feet

F. Special Requirements

1. For items requiring a special use permit approval, applications shall be accompanied by Architectural plans for the proposed facilities.

2. Loading and unloading bays for facilities shall be screened from view by a minimum 8' opaque screening e.g. (wall, fence, intense vegetative plantings) with installation to be completed prior to commencing operation of facilities.

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