

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

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

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

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

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

8
9 **Sec. 4.2.17 Neighborhood Business (B-1) zoning classification.**

- 10 A. Intent of Classification. The Neighborhood Business Classification is intended to provide for
11 neighborhood retail and shopping facilities that would be appropriate with surround residential
12 areas. All commercial activity involving retail sales or rentals shall take place in a completely
13 enclosed building.
- 14 B. Commercial Zoning Classification Permitted and Special Uses~~Intent and Purpose~~. See table 2.4-
15 5 below.
- 16 C. Development Standards. See table 2.4-6 below.
- 17 D. Special Requirements
- 18 (1) The front setback area shall not be utilized for the display, or storage of goods, commodities or
19 merchandise offered for sale or rent whether on a temporary or permanent basis, unless permitted
20 through the Temporary or Special Event Permitting Process. Refer to Sec. 4.3.16 for procedures
21 to obtain either a Temporary Use Permit or a Special Event Permit.
- 22 (2) All setbacks shall be measured from the outside wall of buildings or structures and from the
23 concrete curb surrounding gas pumps; however, eaves, roof overhangs, or pilasters may protrude
24 two feet into a required setback.
- 25 E. Buffering Requirements. Buffers shall be provided consistent with the provisions of Section 6.8.6;
26 however, for a proposed Industrial use adjoining a Right-of-Way wherein any form of Residential
27 use is adjacent to that right-of-way across from the Industrial use, that buffer shall be upgraded to
28 a D-Type Buffer in lieu of a C-Type Buffer.

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

- 30 A. Intent of Classification. The Community Business classification provides for the shopping and
31 limited service needs of several neighborhoods, a community, or a substantial land area. Retail
32 stores are intended to include general merchandise, fashion, durable goods, and personal
33 services. All commercial activity involving retail sales or rentals shall take place in a completely
34 enclosed building.
- 35 B. Commercial Zoning Classification Permitted and Special Uses~~Intent and Purpose~~. See table 2.4-
36 5 below.
- 37 C. Development Standards. See table 2.4-6 below.
- 38 D. Special Requirements
- 39 (1) All commercial activities involving retail sales or rentals shall take place in a completely
40 enclosed building. Restaurant, garden center, plant nursery, boat, golf cart, LSV, bicycle and
41 lawnmower sales, rentals, and displays may take place outside, if any lawnmowers, golf carts,
42 LSVs and bicycles being displayed outside are stored inside the sales building after business
43 hours.

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

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

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

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

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

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

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

1 for structures or buildings.

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

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

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

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

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

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

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

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

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

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

16 H. Building and Construction Standards:

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

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

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

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

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

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

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

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

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

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

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

1 one space per boat if public launching is allowed.

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

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

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

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

1 Center.

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

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

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

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

Table 4.2-5 Commercial Zoning Classification Intent and Purpose Table

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Table 4.2-6 Industrial Classification Property Development Regulations Table

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

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

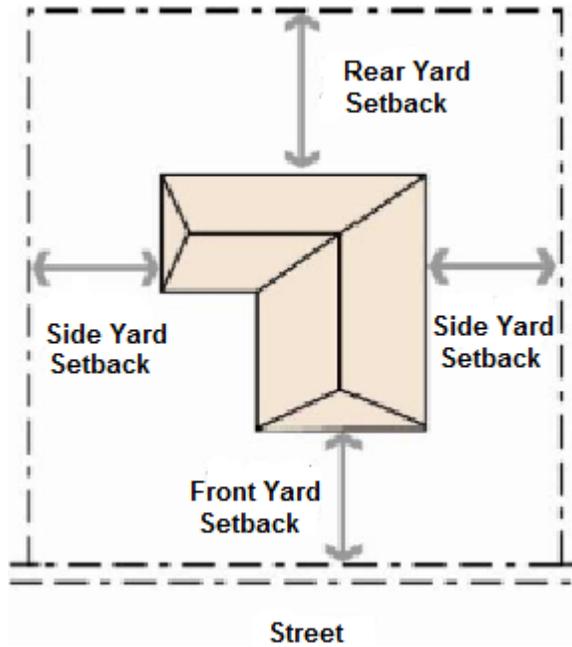
	Special Notes or Regulations	R-O	B-1	B-2	B-3	B-4	B-5	RR	RC-1	RAC	PRV
Front	Accessory Structures Gas pumps or islands require a 25' setback; gas pump canopies may protrude 10' into a required setback		40' (65' w/gas pump)	40' (65' w/gas pump)	40' (65' w/gas pump)	40'	40' (65' w/gas pump)	20 feet for Manufactured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

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

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Figure 4.2-1 Commercial Classification Property Development Regulations Diagram



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