

- LAND DEVELOPMENT CODE

Article 4 ZONING

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DIVISION 1. ADMINISTRATION AND ENFORCEMENT

**DIVISION 1. ADMINISTRATION AND ENFORCEMENT**

[Sec. 4.1.1. Administrative Official.](#)

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**Sec. 4.1.1. Administrative Official.**

The "Planning/Zoning Manager" shall be designated by the Board to interpret and administer the zoning regulations of Marion County. The Planning/Zoning Manager may request the assistance of any appropriate officer or agency of the County. He shall promptly refer all complaints or violations to the Code Enforcement Division. If he finds that any of the provisions of these zoning regulations are being violated, he shall notify in writing the Code Enforcement Division indicating the nature of the violation and the appropriate section of the Code. The Planning/Zoning Manager shall maintain written records of all official actions of his office with relation to interpretation and of all violations discovered.

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 4.1.2. Fees.**

The Board of County Commissioners shall establish by resolution all fees associated with this article, and no request shall be processed or accepted by the Planning/Zoning Manager until the required fee has been paid in full.

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 4.1.3. Violations.**

Nothing herein contained shall prevent the Code Enforcement Division or the Board from taking such other lawful action as is necessary to remedy any violation.

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 4.1.4. General provisions and regulations.**

- A. Conformity with Code. No building or structure, or part thereof, shall hereafter be erected, constructed, reconstructed or altered and no existing use, new use, or change of use of any building, structure or land or part thereof, shall be made or continued except in conformity with the provisions of this Code.

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- B. Modification of lots or structures. No lot, or any structure thereon, shall be modified in any way which will not conform to the applicable zoning classification regulations, except:
- (1) Where the Board of Adjustment, within its authority, grants a variance; or
  - (2) Where a portion of property has been acquired by a governmental agency that, by law, is exempt from these regulations.
  - (3) Non-conforming lots in zoning classifications ~~R-1, R-2, R-3, RSF, RMF~~ & ~~R-4-RMU~~ and AG shall be developed with a lot width of 75 feet, and a minimum of 7,500 feet of buildable area, and shall comply with Marion County Comprehensive Plan density requirement of one single family residence and as set forth in Table 4.2-3 and Table 4.2.4.
  - (4) The Planning/Zoning Manager may issue a waiver of the required lot width and buildable area requirements in the above zoning classifications where the lot width is less than 75 feet, and it is impossible or impracticable to increase the lot width and buildable area.
- C. Minimum lot access. Every lot, parcel, tract or combination thereof upon which a structure is hereafter erected shall have a minimum access of 40 feet wide to a street.
- D. Oversight or error. No oversight or error on the part of the Planning/Zoning Manager, his assistants, staff, or any official or employee of Marion County shall legalize, authorize or excuse the violation of any of the provisions of this Code.
- E. Interpretation. In their interpretation and application, the provisions of this Code shall be held to be minimum requirements, adopted for the promotion of the public health, safety, or general welfare. When the requirements of any other regulation or ordinance are in conflict herewith, the most restrictive or that imposing the higher standards shall govern unless otherwise specifically provided.
- F. Zoning classification boundary extension. For purposes of determining zoning classification boundaries after vacation or abrogation of a plat, right-of-way, street, or other property dedicated or deeded to the public or County, the zoning classification applicable to the property abutting on either side of the property vacated or abrogated shall, after vacation or abrogation, be deemed to extend to the centerline of such vacated or abrogated right-of-way, street, or other property.
- G. Uses not listed:
- (1) Uses Not Listed. The listing of permitted uses in a zoning classification is not meant to be all inclusive. Uses not specifically permitted by this Code in any zoning classification shall be reviewed by the Planning/Zoning Manager in accordance with the provisions of the following paragraph and may require a Special Use Permit (SUP). SUP application procedures shall conform to the provisions of [Article 2](#) of this Code.
  - (2) Criteria for reviewing uses not listed. Upon application for a use not listed herein, the Planning/Zoning Manager shall determine whether or not the use may be allowed in the specific zoning classification requested as a permitted use and if so whether it will require a SUP.
  - (3) For reviewing unlisted uses the ~~Standard Industrial Classification (SIC) Manual North American Industry Classification System~~ or best available data shall be used to determine the general classification of uses. Other factors which may be considered shall be traffic

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generation volume, type of traffic attracted to and generated by the site, parking requirements, compatibility with surrounding land uses, noise, lighting and visual impacts, hours of operation, and intensity of use. The Planning/Zoning Manager may, after review of the criteria herein, determine that certain uses are prohibited uses which shall not be allowed in particular zoning classifications. In the event that a use is determined to be a prohibited use, record of the reasons given for that decision shall be kept on file and shall be used as a guide for subsequent use determinations.

- (4) Appeals of decisions on unlisted uses. Decisions on unlisted uses by the Planning/Zoning Manager are considered interpretations and may be appealed to the Board of Adjustment in conformance with the provisions of [Article 2](#).
- H. Zoning maps. The Planning/Zoning Manager shall maintain and file in the Growth Services Department office, true and correct copies of all official Marion County Zoning Maps, which shall be updated periodically to reflect all approved zoning changes.
- I. Setback exemptions. The following structures shall be exempt from the setback requirements of this Code: mailboxes, lawn posts, flag poles, bird houses, utility poles, fences, paper boxes, private culverts, driveways, utility piping, pad-mount transformers, telephone and cable company connection boxes, sidewalks and walkways. Septic tanks are exempt to within five feet of any property line; wells are exempt to within eight feet of any property line; and in all cases DOH approval is required. Other exemptions may be allowed if approved in writing by the Planning/Zoning Manager.
- J. Cross Florida Greenway. All structures on lands adjacent to the Cross Florida Greenway shall be setback a minimum of 50 feet from the Greenway. Exceptions are residentially zoned lots, stormwater management facilities and those facilities which further the conservation and recreational use of the Greenway. A variance to this setback requirement may be requested when a demonstrated hardship precludes the development of the property. The applicant has the burden of proving the existence of a genuine hardship.
- K. Prescriptive easements. After June 18, 1992 all new prescriptive road easements, if applicable, shall be established by Court Order prior to issuance of a Building Permit.
- L. Uncompleted structures. Any building or structure which has not passed a final inspection or received a certificate of occupancy within 12 months after the date of first inspection shall be classified as an unfinished structure unless said time period has been extended by the Building Manager. Construction shall be permitted to recommence under such conditions and for such period as may be determined as reasonable by the Board of Adjustment based on conformity with, and promotion of, the spirit and purpose of this Code and the Building Code. The Board of Adjustment may order removal of any building or structure not in compliance with any provision of this Code or condition imposed by the Board of Adjustment.
- M. Double frontage. On corner tracts or through tracts, the required front yard shall be determined by the property owner. On corner lots and tracts, the remaining street frontage shall become a side yard. On residential corner lots the side setback is fifteen feet, however, the Planning/Zoning Manager is authorized to reduce the side yard setback to a minimum of 8 feet, provided the reduction will not create site triangle or visibility problems from roads bordering such lots. This does not apply to RE, Residential Estate zoning classification.

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- N. Height limit exemptions. Chimneys, stacks, tanks, church steeples and roof structures used only for mechanical or aesthetic purposes may exceed the permitted height in any zoning classification up to a maximum height of 50 feet above finished grade of the supporting structure. Structures exceeding 50 feet above finished grade of the supporting structure shall be approved by SUP or PUD. Radio, TV or wireless communication towers exceeding 50 feet above finished grade shall only be approved in accordance with [Section 4.3.25](#).
- O. Use of residentially zoned property for access. No land which is residentially-zoned shall be used for driveway, walkway or access purposes to any land which is zoned for commercial, industrial or institutional use.
- P. The following special services are allowed in any zoning classification as a permitted accessory use:
- Cable lines, either above or below ground
  - Electrical supply lines, either above or below ground including pad mount transformers
  - Gas supply lines, low pressure, except where such permits are pre-empted by state or federal regulations
  - Sewerage collection systems including lift stations
  - Sewerage treatment plants with a flow of less than 5,000 gallons per day and appurtenant effluent disposal facilities
  - Water supply wells, treatment facilities, and storage tanks serving fewer than 15 service connections, or commercial or industrial buildings or developments which meet the requirements of Division 6.14.
- Q. The following services shall obtain a SUP:
- Control buildings
  - 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
  - Landfill, construction and demolition
  - 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
  - Treatment facility for residuals
  - Utility company service yards

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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

R. Communication, transmitter and broadcast towers and accessory structures will be approved only by SUP or by Administrative Permit when allowed by [Section 4.3.25](#) in all zoning classifications.

S. Non-residential Farm Building Application. The SS 604.50 states “Notwithstanding any other law to the contrary, and nonresidential farm building located on a farm is exempt from the Florida Building Code and any county or municipal.” building code. For purposes of this section “nonresidential farm building means any farm building or structure located on a farm that is not used as a residential dwelling[AV1]. Farm is as defined in SS 823.14: Farm means the land, support facilities, machinery and other appurtenances used in the production of farm or aquaculture products.”[VA2]

For purposes of determining qualification for a non-residential farm building application, the applicant must establish their agriculture use. This shall be shown by the Marion County Property Appraiser’s agricultural use classification[AV3].

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 4.1.5. Varying design standards.**

- A. Design standards may be varied by the Board pursuant to [Article 6](#)
- B. The Planning/Zoning Manager is authorized to reduce the tract width requirement in all residential and agricultural zoning classifications, when placement of the structure otherwise complies with the front, side and rear yard setbacks and the reduction is necessary due to an irregularly shaped lot.
- C. Where existing parcels or tracts of record do not abut for at least 40 feet on a street; or 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.
- D. Terminology. Lot, parcel or tract of record may be used interchangeably herein.

(Ord. No. 13-20, § 2, 7-11-2013)

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**DIVISION 2. ZONING CLASSIFICATION**

[Sec. 4.2.1. Zoning and corresponding land use designations.](#)

[Sec. 4.2.2. Residential zoning classifications.](#)

[Sec. 4.2.3. ~~Agricultural~~ Agriculture zoning classifications.](#)

[Sec. 4.2.4. Commercial zoning classifications.](#)

[Sec. 4.2.5. Industrial ~~use-zoning~~ classifications.](#)

[Sec. 4.2.6 PUD—Planned Unit Development.](#)

[Sec. 4.2.7. ~~G-U—Government Use~~ P Public.](#)

**Sec. 4.2.1. Zoning and corresponding land use designations.**

In order to regulate the location, height, bulk and size of buildings and other structures; the percentage of the lot, tract, or parcel which may be occupied; the size of lots, tracts or parcels, courts and green spaces; the density and distribution of population; the location and uses of land, buildings and structures for trade, industry, residential, recreation, public activities or other purposes; the unincorporated area of Marion County shall be zoned according to Table 4.2-1 and subsequent sections:

**Table 4.2-1 Zoning and Corresponding Land Use Designations**

<b>Zoning Classification</b>	<b>Intent and Purpose</b>
	<b>Urban Area</b>
<b>R-E Residential Estate</b>	The Residential Estate Classification provides for low density urban residential development with large lot home sites and certain agricultural uses which are compatible with residential development.
<b><del>R-1</del> RSF Single Family Dwelling</b>	The <del>Residential</del> Single Family Dwelling Classification is intended to provide areas for medium density residential development.
<b><del>R-2 One and Two Family Dwelling</del></b>	<del>The One and Two Family Dwelling Classification is intended to provide areas for medium and high density residential development and includes both one family and two family dwellings (including two separate dwellings on one lot or tract).</del>

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<p><del>R-3</del> <b>RMF</b> <b>Multi-Family Dwelling</b></p>	<p>The <u>Residential</u> Multi-Family Dwelling Classification is intended to provide for high density residential development, including multi-family dwellings in areas served by public or private water and sewer facilities.</p>
<p><del>R-4</del> <b>RMU</b> <b>Residential Mixed Use</b></p>	<p>The Residential Mixed Use Classification is intended to provide for medium density, single family or two-family, residential development utilizing a mix of single or double wide mobile or manufactured homes and conventional construction homes.</p>
<p><del>MH</del> <b>Manufactured Housing</b></p>	<p><del>The Manufactured Housing Classification is intended to provide residential areas for manufactured housing development.</del></p>
<p><del>P-MH</del> <b>MPH</b> <b>Mobile Home Park</b></p>	<p>The Mobile Home Park Classification is intended to provide tracts of land designed to create a sense of community and maintained or used for the purpose of renting individual sites for mobile homes.</p>
<p><del>P-RV</del> <b>RVP</b> <b>Recreational Vehicle Park</b></p>	<p>The Recreational Vehicle Park Classification is intended to provide areas for the rental of spaces for travel trailers, mobile homes, manufactured homes, park models, camper and tent vehicles- <u>and other similar structures. 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, and the Rainbow River Park or on lands fronting on lakes or rivers may occur. The uses allowed in this classification may be water related, water dependent, or natural resource dependent and may be necessary for the support of the guests and the immediate population.</u></p>
<p><b>R-O</b> <b>Residential Office</b></p>	<p>The Residential Office Zoning Classification is intended to provide areas where residential uses and certain office uses which are compatible with residential development may be allowed to coexist. This normally occurs through the conversion of single-family dwellings to specific office uses. This zoning classification is to be considered a restricted commercial zoning classification.</p>
<p><del>A-1</del> <b>General Agriculture (Transitional)</b></p>	<p><del>The General Agriculture Classification is intended to preserve agriculture as the primary use. This classification in the Urban Expansion Area may be used for agriculture until such time as it is rezoned to another permitted classification.</del></p>

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<p><del>B-1</del> <b>Neighborhood Business</b></p>	<p><del>The Neighborhood Business Classification is intended to provide for neighborhood retail and shopping facilities that would be appropriate with surrounding residential areas.</del></p>
<p><del>B-2</del> <b>Community Business-CL Commercial Light</b></p>	<p>The <del>Community Business- Commercial Light</del> Classification provides for the shopping and limited service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services.</p>
<p><del>B-3</del> <b>Specialty Business</b></p>	<p><del>The Specialty Business zoning classification is intended to provide areas for the development of special commercial facilities requiring large parcels of land and which require access by motor vehicles of all types including tractor trailer units[AV4].</del></p>
<p><del>B-4</del> <b>Regional Business CM Commercial Moderate</b></p>	<p>The <del>Regional Business- Commercial Moderate</del> Classification is intended to create a zoning classification to provide for the development of regional shopping centers; to establish and maintain intensive commercial activities and specialized service establishments that require centralized locations within a large service area; to provide a full range of merchandise and services usually obtainable in major department stores and their complimentary specialty shops; and to permit the development of major financial and administrative complexes that may serve a region and require a conspicuous and accessible location convenient for motorists.</p>
<p><del>B-5</del> <b>Heavy Business CH Commercial Heavy</b></p>	<p>The <del>Heavy Business- Commercial Heavy</del> Classification is intended to provide for those uses such as retail or wholesale, repair and service, which may require larger parcels for the outside storage of materials or equipment in inventory or waiting repair. Businesses are intended to serve clients and customers from a regional area providing access for large delivery trucks.</p>
<p><del>I-C</del> <b>Industrial Complex</b></p>	<p><del>The Industrial Complex Zone Classification is intended to provide for the development of integrated wholesale and special retail businesses which require office, research and development, manufacturing, repair, service, sales, warehouse storage and distribution facilities. These businesses may require larger parcels for the outside storage of materials or equipment in inventory or awaiting repair.</del></p>
<p><del>M-1 IL</del> <b>Light Industrial Light</b></p>	<p><del>Light-Industrial</del> <u>Light</u> Classification is intended to provide land for primarily the manufacture of small articles and products which do not involve the use of any materials, processes, or machinery or production of a product likely to be</p>

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	detrimental to nearby or adjacent residential or business property. <u>It also allows for the development of integrated wholesale and special retail businesses.</u>
<del>M-2 IH Heavy-Industrial Heavy</del>	The <del>Heavy-Industrial</del> <u>Heavy</u> Classification is intended to provide for those manufacturing activities which create some undesirable effects and are not compatible with other zoning classifications. <u>It also provides land for agricultural related research, agricultural assembly operations, or agricultural manufacturing uses.</u>
	<b>Rural Area</b>
<del>A-1 AG General Agriculture</del>	The <del>General</del> Agriculture Classification is intended to preserve agriculture as the primary use. <u>to include general farming and animal husbandry with accessory uses, involving substantial improvement and development; providing a rural or farm atmosphere in which single family home ownership may be combined with small parcel development and where the growing of supplemental food supplies for families will be encouraged. It is also intended to permit a reasonable use of the property while protecting prime agricultural or natural areas from urban encroachment and preventing rapid expansion of demands on public facilities such as schools, roads, water, and sewer lines.</u> This classification in the Urban Area may be used for agriculture until such time as it is rezoned to another permitted classification. <u>The permitted and accessory uses in this zoning classification will be based on the size of the property which may fall within the following categories: (a) less than one (1) acre; (b) one (1) acre up to 9.99 acres; (c) 10 acres or more.</u>
<del>A-2 Improved Agriculture</del>	The <del>Improved</del> Agriculture Classification is intended to provide for general farming and animal husbandry with accessory uses, involving substantial improvement and development, and for which certain restrictive zoning is necessary to minimize conflicts and protect the character of the area.
<del>A-3 Residential Agricultural Estate</del>	The <del>Residential-Agricultural-Estate</del> Classification is intended to provide for areas whose present or prospective use is animal husbandry with attendant agricultural and accessory uses; providing a rural or farm atmosphere in which single family home ownership may be combined with small parcel development and where the growing of supplemental food supplies for families will be encouraged. It is also intended to permit a reasonable use of the property while protecting prime agricultural or natural areas from urban encroachment and preventing rapid

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	<del>expansion of demands on public facilities such as schools, roads, water, and sewer lines.</del>
<del><b>RR-1</b></del> <del><b>Rural Residential</b></del>	<del>The Rural Residential Classification provides for rural residential development with home sites and certain agricultural uses which are compatible with rural residential development. All residentially zoned parcels of record located in Rural Lands are eligible for rezoning to this classification. Agriculturally zoned parcels shall not be rezoned to this zoning classification [AV5].</del>
<b>RAC</b> <b>Rural Activity Center</b>	The Rural Activity Center classification is intended to provide for the shopping and limited services needed by residents in the rural area.
<del><b>RC-1RC</b></del> <del><b>Rural Commerce</b></del>	<del>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. The Rural Commerce classification is intended to provide for agricultural related commercial and industrial uses, including agricultural-related research, assembly operations or manufacturing uses.</del>
<del><b>RI</b></del> <del><b>Rural Industrial</b></del>	<del>The Rural Industrial Classification is intended to provide land for agricultural related research, agricultural assembly operations, or agricultural manufacturing uses.</del>
	<b>Urban or Rural Area</b>
<b>PUD</b> <b>Planned Unit Development</b>	The Planned Unit Development Classification is intended to encourage the development of land as a planned residential, commercial or industrial development complex or as a planned mixed-use development; to encourage flexible and creative concepts of site planning which will preserve the natural amenities of the land by allowing an appreciable amount of land for scenic and functional open space; provide for an efficient use of land resulting in a smaller network of utilities and streets, thereby lowering development and housing costs; and provide for a more desirable environment than would be possible through the strict application of minimum zoning requirements.  It is further the intent of this Code that Planned Unit Developments shall be designed to permit the development of various size parcels ranging from small, cluster developments to entire new mixed-use communities. The development shall provide for the efficient use of public facilities and services, prevent traffic

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	congestion, provide a stable environmental character compatible with surrounding land uses and preserve the integrity of the surrounding areas within which they are located.
<b>RR</b> <b>Rural Resort</b>	<del>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.</del>
<del>G-U</del> <del>Government Use</del> <u>P</u> <u>Public</u>	The <del>Governmental Use Public</del> Classification is intended to apply to those areas where the only activities conducted are those of the U. S. Government, State of Florida, Marion County Board of Commissioners, Marion County School Board or incorporated communities in Marion County.

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 4.2.2. 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 [Section 4.3.2.](#)

**Table 4.2-2 Residential Classification Uses**

Permitted Use (P), Special Use (S)	RE	<del>R-1</del> <u>RSF</u>	<del>R-2</del>	<del>R-3</del> <u>RSM</u>	<del>R-4</del> <u>RMU</u>	<del>MH</del>	<del>PMH</del> <u>MHP</u>	<del>RR-1</del>
Adult day care				S	P			
Art gallery	S	S	<del>S</del>	S	S	<del>S</del>		
Cemetery, crematory, mausoleum	S	S	<del>S</del>	S	S	<del>S</del>		

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Child day care center							P	
Church, Place of Worship	P	P	<del>P</del>	P	P	<del>P</del>		<del>S</del>
Community and/or personal use garden	P	P	<del>P</del>	P	P	<del>P</del>	P	<del>P</del>
<del>Community garage</del>				<del>P</del>				
Community residential home with seven or more residents	S	S	<del>S</del>	S	S			
Community residential home with six or less residents (Medium density areas only in R-3)	P	P	<del>P</del>	P	P			
Convalescent home, adult congregate living facility				P	P			
Gas meter facility, except where such permits are pre-empted by state or federal regulations	S	S	<del>S</del>	S	S	<del>S</del>	S	
Gas supply lines, high pressure, except where such permits are pre-empted by state or federal regulations	S	S	<del>S</del>	S	S	<del>S</del>	S	
<del>Hospital</del>				<del>S</del>	<del>P</del>			
Keeping of pot-bellied pigs as pets	S	S	<del>S</del>	S	S	<del>S</del>		<del>S</del>
Library	S	S	<del>S</del>	S	S	<del>S</del>		
Low power radio station		S						
Maintenance and service buildings							P	
Management and administration center							P	
Manufactured buildings (DCA approved residential units)	P	P	<del>P</del>	P	P	<del>P</del>	P	<del>P</del>

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Manufactured homes	S		<del>S</del>	S	P	<del>P</del>	P	<del>P</del>
<del>Medical or dental office</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>		
Mobile Home	S				P	<del>P</del>	P	<del>P</del>
Multi-family dwellings				P				
Museum	P	S	<del>S</del>	S	S	<del>S</del>		
Orphanage				P	P			
Parking of commercial vehicles in excess of 10,000 lbs.	S	S	<del>S</del>	S	S	<del>S</del>	S	<del>S</del>
Pigeon lofts meeting the requirements of <a href="#">Section 4.3.20</a> , on lots one acre or larger	P	P	<del>P</del>	P	P	<del>S</del>	S	<del>P</del>
Plant nursery, wholesale	S	S	<del>S</del>	S	S	<del>S</del>		
Private clubs and community centers	S			<del>P</del> <u>S</u>	<del>P</del> <u>S</u>		<del>P</del> <u>S</u>	
Professional office	S	S	<del>S</del>	S	S	<del>S</del>		
Public lodging establishments including resort condominium, non-transient apartment, transient apartment, rooming house, bed and breakfast inn or resort dwelling	S	S	<del>S</del>	P	S	<del>S</del>	S	<del>S</del>
Public or private golf course or tennis facility which may include a country club or clubhouse	P	P	<del>P</del>	P	S	<del>P</del>		
Public park, playground or other public recreational use	P	P	<del>P</del>	P	P	<del>P</del>		<del>P</del>
Recreation building	S		<del>S</del>	S				
Rehabilitation center, physical				<del>P</del> <u>S</u>	<del>P</del> <u>S</u>			

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School, accredited, public, private or parochial	S	S	<del>S</del>	P	P	<del>S</del>		
Sewage treatment plants with an inflow exceeding 5,000 gallons per day	S	S	<del>S</del>	S	S	<del>S</del>	S	
<del>Single family and t</del> Two-family dwellings			<del>P</del>	P	P			
Single family dwelling	P	P	<del>P</del>	P	P	<del>P</del>		<del>P</del>
Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law	S	S	<del>S</del>	S	S	<del>S</del>	S	<del>S</del>
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	S	S	<del>S</del>	S	S	<del>S</del>	S	
Wellfields	S	S	<del>S</del>	S	S	<del>S</del>	S	
<b>Accessory Uses</b>								
Accessory uses on non-contiguous vacant lot	S	S	<del>S</del>	S	S			<del>S</del>
Private building for housing dogs, cats or similar, small domesticated pets	P	P	<del>P</del>	P	P	<del>P</del>	P	<del>P</del>
Horses or cattle for personal use. (See special lot area and number requirements in 4.2.2.E. below.)	P	S	<del>S</del>	S	S	<del>S</del>	S	<del>P</del>
One family/guest cottage/apartment. Refer to <a href="#">Section 4.3.18</a>	P	P				<del>P</del>		<del>P</del>
Chickens for personal use, limit 6 hens (see 4.2.2.C.(6) below)	P	P	<del>P</del>		P			<del>P</del>
<del>Poultry for personal use</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>	<del>S</del>			<del>P</del> [AV6]

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Private greenhouse or non-commercial (no retail sales) conservatory for plants or flowers	P							P
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C. General requirements for all residential classifications:

- (1) Movable awnings, may not project over three feet into a required setback.
- (2) No structure may be erected, placed upon, or extend over any easement unless approved in writing by the person or entity holding said easement.
- (3) 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.
- (4) Accessory structures shall be located in the rear or side yard provided required setbacks are observed.
- (5) Accessory use aircraft hangars in approved fly-in communities shall be permitted and include a maximum height of 30 feet.
- (6) Keeping of chickens in residential zoning.
  - (a) Chicken shall mean a female of Gallus domesticus or a hen. Chicken shall not include the following:
    1. ~~Any male chicken or r~~ Rooster.
    2. Any duck, goose, turkey, peafowl, guineafowl or other poultry or fowl.
  - (b) Roosters are prohibited.
  - (c) Duplex, townhome, multi-family and similar units are prohibited from keeping chickens.
  - (d) 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.
  - (e) 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.
  - (f) 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 structure that contains a residential unit.

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- (g) The coop and fenced pen area shall comply with all other Zoning District setback requirements.
- (h) 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).
- (i) Stored feed must be secured in metal containers to prevent mice and other pests.
- (j) No routine slaughtering of the hens is allowed on the subject site.
- (k) 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.

~~D. General requirements in MH Zoning: Manufactured Housing dwelling units shall conform to the requirements of the National Manufactured Home Construction and Safety Standards (HUD Code). These units shall also comply, if applicable, with Section 4.3.6, Used Manufactured Home and Mobile Home and Park Trailer of this Code.~~

D. ~~E.~~ General requirements in ~~RR-1 Zoning~~, RE Zoning and in any zoning district 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. See ESOZ requirements for horses in that zone.

E. ~~F.~~ General requirements in ~~P-MH~~ MHP Zoning:

- (1) A park shall consist of two or more units.
- (2) Outdoor ground and building lighting shall not cast direct light on offsite dwellings.
- (3) Under skirting shall be required.
- (4) Mobile homes shall be a minimum of ten feet in width.
- (5) Mobile homes may have attached carports (12' x 24' minimum), and any patio awnings shall be attached to the structure (Minimum size shall be 10' x 20'). Any utility rooms (8' x 8' minimum) shall be attached to the structure.
- (6) Under skirting, patio awnings, carports and utility rooms shall be compatible with the design and type of mobile home to which they are attached.

F. ~~G.~~ Zoning Lot and Building Standards shall conform to Table 4.2-3:

**Table 4.2-3 Residential Classifications Standards**

Zoning Classification	RE	<del>R-1</del> <u>RSF</u>	<del>R-2</del>	<del>R-3</del> <u>RMF</u>	<del>R-4</del> <u>RMU</u>	<del>MH</del>	<del>PMH</del> <u>MHP</u>	<del>RR-1</del>
<b>Maximum Height in Feet</b>								

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Main Structure	40	40	<del>40</del>	50	40 Max Two Story	<del>40</del> Max Two Story	40	<del>40</del>
Accessory Use		20 Max Two Story	<del>20</del> Max Two Story		20 Max Two Story		20	
<b>Minimum Tract/Lot Area in Square Feet</b>								
Single Family	32,670	10,000	<del>10,000</del>	7,500	7,500	<del>10,000</del>	4,000	Vested and/or FLUE Appendix A
Two Family			<del>12,500</del>	12,500	12,500			
Three or More Family				12,500				
<b>Minimum Tract/Lot Width in Feet</b>								
Single Family	150	85	<del>85</del>	85	75	<del>85</del>	45	Existing
Two Family			<del>100</del>	100	100			
Three or more Family				100				
<b>Maximum Density in Units Per Acre</b>								
Single Family	1	4	<del>4</del>	4	4	<del>4</del>	8	Vested and/or FLUE Appendix A
Two Family			<del>6</del>	6	4			

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Multi-Family				8				
Medium High Density				8—12				
Multi-Family High Density				12—16				
<b>Setback, Feet</b>								
Front	25	25	<del>25</del>	25	25	<del>25</del>	15	<del>25</del>
Rear	25	25	<del>15</del>	25	25	<del>25</del>	8	<del>25</del>
Side	25	8	<del>8</del>	8	8	<del>8</del>	10	<del>8</del>
Accessory	All 25	Side 8 Rear 8	<del>Side 8 Rear 8</del>	Side 8 Rear 8	Side 8 Rear 8	<del>Side 8 Rear 8</del>	Side 5 Rear 5	<del>Front 25 Side 8 Rear 8</del>
Setbacks in Mobile Home Parks designed and constructed prior to June 11, 1992: front, rear and side - eight feet for main structures. Accessory use structures setbacks from rear and side is five feet.								
See Environmentally Sensitive Overlay Zone (ESOZ) in <a href="#">Article 5</a> for alternative lot and building standards for properties within that zone.								
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.								

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 4.2.3. ~~Agricultural~~ Agriculture 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~~ this zoning classifications.
- B. ~~These~~ This zoning classifications may apply for sites subject to the density exceptions provisions in [Section 4.3.2.](#)

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**Table 4.2-4 Agricultural Classification Uses**

Permitted Use (P), Special Use (S)	<u>A-1 AG</u> <u>Parcel</u> <u>size &lt; 1</u> <u>acre</u>	<u>A-2 AG</u> <u>Parcel</u> <u>size = 1</u> <u>acre up</u> <u>to 9.99</u> <u>acres</u>	<u>A-3 AG</u> <u>Parcel</u> <u>size &gt; or</u> <u>= 10</u> <u>acres</u>
General agricultural use such as aquaculture, agricultural crop production, agricultural production of livestock and forestry, and including the keeping and raising of ratites such as ostriches and emus.	<u>P</u>	<u>S</u>	<u>P</u>
General agricultural crop production, agricultural production of livestock including horses and cattle including the keeping and raising of ratites such as ostriches and emus. This section excludes aquaculture and limits the number of poultry to 25.		P	<u>P</u>
General farming including grains, fruit, vegetables, grass and hay, and the keeping and raising of horses or cattle including the keeping and raising of ratites such as ostriches and emus. This section excludes aquaculture and limits the number of poultry to 12.	<u>P</u>	<u>P</u>	P
Airport (private)	<u>S</u>	S	<u>S</u>
Aviaries	S	S	S
Bed and breakfast inn	<u>S</u>	S	S
Beekeeping operations	P	<u>P</u>	<u>P</u>
Cemetery, mausoleum (private)	S	<u>S</u>	<u>S</u>
Church, <u>Place of worship</u>	S	S	S
Feedlots, <u>for</u> cattle, hog, lamb, etc.	<u>S</u>	S	<u>S</u>

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Gas meter facility, except where such permits are pre-empted by state and federal regulations	S	S	S
Gas supply lines, high pressure, except where such permits are pre-empted by state or federal regulations	S	S	S
Greenhouse and plant nursery including both wholesale and retail, provided products sold are raised on premises	P	P	P
Kennel	<del>S</del>	<u>S</u>	<u>S</u>
Landfill, construction and demolition	<del>S</del>	<del>S</del>	<u>S</u>
Motorized Vehicle Racetrack or Practice Facilities shall be defined as: Motorized Vehicle Racetrack or Practice Facility - a place where ATV's, Motocross Bikes, Go Carts, Off Road Vehicles, or any similar vehicles, gather to compete against each other or against time on a tract of land or course constructed or designed for such purpose; A place to train, develop form, techniques or other skills related to competition	<del>S</del>	S	S
Nursery school	S	S	<u>S</u>
One family/guest cottage/apartment Refer to <a href="#">Section 4.3.18</a>	P	P	P
Ornamental horticulture, floriculture and nursery products, wholesale and retail	<del>P</del>	<u>P</u>	<u>P</u>
Parking of commercial vehicles in excess of 10,000 lbs.	S	S	S
Pigeon lofts meeting the requirements of <a href="#">Section 4.3.20</a>	P	P	P
<del>Pot bellied</del> <u>Potbellied</u> pigs as pets	<del>P</del> <u>S</u>	P	<del>S</del> <u>P</u>
Poultry hatcheries and farms, sod farms and fish hatcheries	<del>P</del>	<u>S</u>	<u>P</u>
Poultry raising, more than 25	<del>P</del>	S	<u>P</u>

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Poultry raising, more than 12	P	P	<del>S</del> <u>P</u>
Public park, <u>playground</u> or other public recreational use or building	<u>S</u>	<del>P</del> <u>S</u>	<del>P</del> <u>S</u>
Race track, non-motorized, non-commercial for training only	<del>P</del>	P	P
Riding academy, dude ranch	S	<del>P</del> <u>S</u>	<u>S</u>
Shooting range	S	S	S
School, accredited public, private, or parochial	S	S	S
Sewage treatment plants with an inflow exceeding 5,000 gallons per day	S	S	S
<u>Silviculture</u>	<u>S</u>	<u>P</u>	<u>P</u>
Single family dwellings and mobile or manufactured homes	P	P	P
Specialty animals	<del>S</del>	<u>S</u>	<u>S</u>
Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law	S	<u>S</u>	S
Storage of explosives	<del>S</del>	<u>S</u>	<u>S</u>
The sale of hay, refer to Section 4.2.3.C.(8)	P	P	<u>P</u>
Transportation services solely related to the transport of horses and livestock	S	<u>S</u>	S
Treatment facility for wastewater residuals	S	S	<u>S</u>
Veterinary office, clinic or hospital outside kennel by SUP	P	P	P

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<del>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</del>	<del>S</del>	<del>S</del>	<del>S</del>
Wellfields	S	S	S
<u>Yard Sales</u>	<u>P</u>	<u>P</u>	<u>P[AV7]</u>

C. General Requirements.

- (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) 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 [Overlay](#) Zone standards.
- (4) 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 lot 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.
- (5) Outdoor ground and building lighting shall not cast direct light on adjacent properties.
- (6) On ~~A-1-AG~~ zoned parcels 20 acres or greater, 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, manufactured housing, or mobile homes.
- (7) Commercial vehicles utilized for transporting agricultural products raised or produced on ~~the A-1 agricultural~~ property of the vehicle owner may be parked on site ~~the A-1 zoned property~~.

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- (8) 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 where hay is already produced and sold. This provision is not permitted on agricultural parcels less than 1 acre in size.
- (9) Silo (including missile) height shall not exceed 100 feet,

D. Zoning Lot and Building Standards:

**Table 4.2-5 Agricultural Classifications Standards**

Zoning Classification	<b>A-1</b>			<b>A-2</b>			<b>A-3 AG</b>			<b>Conditions</b>
	<u>AG Parcels 10 acres or greater</u>			<u>AG Parcels 1 acre or greater but less than 9.99 acres</u>			<u>Parcels less than 1 acre</u>			
	<u>Feet</u>			<u>Feet</u>			<u>Feet</u>			
	Front	Side	Rear	Front	Side	Rear	Front	Side	Rear	
Buildings or Structures	25	25	25	25	25	25	25	<del>25</del> <u>8</u>	25	
Accessory Building Housing Livestock	75	25	25	75	25	25	50	<del>25</del> <u>8</u>	<del>25</del> <u>8</u>	
Accessory Building Housing Poultry	100	25	25	100	25	25	50	<del>25</del> <u>8</u>	<del>25</del> <u>8</u>	
Pool Enclosures	25	25	10	25	25	10	25	<del>25</del> <u>8</u>	<del>10</del> <u>8</u>	
Minimum Tract Width	150			150			<del>150</del> <u>75</u>			

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<del>Minimum Lot Size</del>	<del>10 AC</del>	<del>10 AC</del>	<del>10 AC</del>	
Density	One dwelling per ten acres	One dwelling per ten acres <u>unless parcel qualifies as non-contiguous parcel of record or parcels created in compliance with the Comprehensive Plan</u>	One dwelling per ten acres <u>unless parcel qualifies for alternative development standards parcel qualifies as non-contiguous parcel of record or parcels created in compliance with the Comprehensive Plan</u>	<del>Unless qualifies as non-contiguous parcel of record</del>
Height Limitations	50	50	40	<del>Site shall not exceed 100</del>

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 4.2.4. Commercial 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. Unless otherwise noted the listed uses shall mean the sale of finished products or units.
- C. Requirements:-
  - (1) All properties formerly zoned B-1 or B-2, with proper land use shall be limited to the uses allowed in Commercial Light (CL).
  - (2) All properties formerly zoned B-3 or B-4 with proper land use shall be limited to the uses allowed in Commercial Moderate (CM).
  - (3) All developed properties formerly zoned B-3, with proper land use, that currently is conducting a use that is permitted in B-4 shall be limited to those uses allowed in Commercial Heavy (CH)[AV8].
  - (4) All properties formerly zoned B-5, with proper land use, shall be limited to the uses allowed in Commercial Heavy (CH).
  - (5) Any property desiring to do a more intense use than what is allowed in their respective zoning classification must rezone. In an event a parcel is eligible to request a special use permit, then the rezoning shall occur in conjunction with the application process.

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**Table 4.2-6 Commercial Classifications Uses**

Permitted Uses/Special Uses	<del>B-1</del>	<del>B-2</del> <u>CL</u>	<del>B-3</del> <u>CM</u>	<del>B-4</del>	<del>B-5-CH</del>	<del>P-RV</del> <u>RVP</u>	RAC	<del>RC-1</del> <u>RC</u>	<del>RO</del>	<del>RR</del>
Accessory uses and structures such as private recreational facilities including swimming pool, archery range, shuffle board, clubhouse, meeting room, and similar facilities needed to support a resort development						P				P
Adult day care center	P	P	<u>P</u>	P	P		P		P	
Adult entertainment					S					
Advertising specialties		P	<u>P</u>	P	<u>P</u>					
Agricultural chemical or fertilizer companies retail or wholesale, including application companies				P	P		P	P		
Agricultural credit or loan institutions; agricultural production credit association Agricultural insurance (crop and livestock)	P	P		P	P		P	P		
Agricultural equipment, tools, implements and machinery - sale retail or wholesale and repair			P	P	P		P	P		
Agricultural gypsum, lime, ground limestone, sulfur retail or wholesale					P		S	P		
Agricultural implements				P	P		P	P		

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<u>Agricultural laboratory</u>								<u>P</u>		
Agricultural uses as an interim use (excluding livestock)	<del>P</del>	P	P	<del>P</del>	P	P	P	P	<del>P</del>	<del>P</del>
Air conditioning, heating and ventilating equipment		P	<u>P</u>	<del>P</del>	P					
Air conditioning room units, self-contained, sales, service and repair		P	<u>P</u>	<del>P</del>	P					
Airport, general aviation					P					
Amusement parks		S	P	<del>P</del>	P					
<u>Animal and marine fats and oils, manufacturing and rendering of</u>								<u>S</u>		
Antiques	<del>P</del>	P	<u>P</u>	<del>P</del>	P		P			
Art gallery	<del>P</del>	P	<u>P</u>	<del>P</del>	P		P		<del>S</del>	
Art supplies		P	<u>P</u>	<del>P</del>	P					
Artisan shops and similar service establishments, retail	<del>P</del>	P	<u>P</u>	<del>P</del>	P		P			
Assembly and fabrication of goods using components which are manufactured elsewhere and brought to this site			P		P		S			
Astrologer, fortune teller	<del>P</del>	P	<u>P</u>	<del>P</del>	P					
Auction houses (excluding those for animals)			P		P					
Auto detailing, car wash inside building (outside in B-5 only)	<del>P</del>	P	<u>P</u>	<del>P</del>	P					

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Auto repair, except body repair		P	<u>P</u>	<del>P</del>	P				
Auto repair, except body repair, four bay maximum	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Automobile and pick-up truck sales, new or used		S	P	<del>P</del>	P				
Automobile paint and body shop		S	<u>S</u>	<del>S</del>	P				
Automobile rental		P	<u>P</u>	<del>P</del>	P				
Automobile, used parts					P				
Automotive parts, new		P	<u>P</u>	<del>P</del>	P		P		
Awning and canvas, repair			P		P				
Awning sales				<del>P</del>	P				
Bakery (industrial/commercial)		S	<u>S</u>	<del>S</del>	P				
Bakery and/or delicatessen	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Bank	<del>P</del>	P	<u>P</u>	<del>P</del>	P		P		
Bar, alcoholic		P	<u>P</u>	<del>P</del>	P		P		
Barber or beauty shop	<del>P</del>	P	<u>P</u>	<del>P</del>	P		P		<del>P</del>
Bed and breakfast inn	<del>S</del>						P		
Bicycles	<del>S</del>	P	<u>P</u>	<del>P</del>	P				
Blacksmith or farrier shops, retail				<del>P</del>	P		P	P	
Boat yard					P				

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DIVISION 4. ADVERTISING SIGNS

Boats and marine motors, sales and service		<del>P</del>		<del>P</del>	P					
Bookbinding					P					
Books and stationery	<del>P</del>	P	<del>P</del>	<del>P</del>	P					
Bottling plant (non-alcoholic beverages)		S	<del>P</del>	<del>P</del>	P					
Bowling alley	<del>P</del>	P	<del>P</del>	<del>P</del>	P					
Bus terminal			<del>P</del>	<del>P</del>	P					
Business machines and services		P	<del>P</del>	<del>P</del>	P					
Business offices, such as, but not limited to physicians, insurance, financial services, real estate, farm management and services	<del>P</del>	P	<del>P</del>	<del>P</del>	P		P		<del>P</del>	
Cabinet or carpentry shop					P					
Camera and photo supplies	<del>P</del>	P	<del>P</del>	<del>P</del>	P					
<del>Camping equipment</del>	<del>P</del>	<del>P</del>		<del>P</del>	<del>P</del>		<del>P</del>			
Carpet and rug cleaning					P					
Cemetery, crematory, mausoleum		S	<del>S</del>	<del>S</del>	S					<del>S</del>
Child care centers	<del>P</del>	P	<del>P</del>	<del>P</del>	P		P	<del>P</del>	<del>P</del>	
Church, Places of Worship	<del>S</del>	P	<del>P</del>	<del>P</del>	P	S	S	S	<del>P</del>	<del>S</del>
Clothing	<del>P</del>	P	<del>P</del>	<del>P</del>	P		P			
Club, private	<del>P</del>	P	<del>P</del>	<del>P</del>	P					<del>P</del>
Cold storage locker or plant			P		P		P			

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Community residential home with seven or more residents							S	<del>S</del>	
Community residential home with six or less residents							P	<del>P</del>	
<u>Composting of residuals, sewage sludge, and food waste</u>								<u>P</u>	
<u>Composting of wood products, manure and leaves</u>								<u>P</u>	
Confectionery	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Construction equipment sales					P				
Construction or contractor yard		S	<u>P</u>	<del>S</del>	P		P		
Convenience store, gas station, or car wash	<del>P</del>	P	P	<del>P</del>	P		P		
<u>Dairy products- manufacturing or processing</u>								<u>P</u>	
Dance studio	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Dental office	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Department store	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Detective agency	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Diaper service			<u>P</u>	<del>P</del>	P				
<del>Dressmaking</del> [AV9]	<del>P</del>	<del>P</del>		<del>P</del>	<del>P</del>				
Drug store	<del>P</del>	P	<u>P</u>	<del>P</del>	P		P		
<del>Dry cleaning plant</del> [AV10]					<del>P</del>				

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Dry cleaning, pick-up	<del>P</del>	P	<del>P</del>	<del>P</del>	P				
Employment office		P	<del>P</del>	<del>P</del>	P				
<del>Farm building construction yard</del> [AV11]					<del>P</del>		<del>P</del>	<del>P</del>	
Farm equipment, machinery and tractors - new and used, sales, repair, and leasing, retail			P	<del>P</del>	P		P	P	
Farm irrigation equipment - sales, repair, and installation, retail					P		P	P	
Farm produce; sales, packing, crating and shipping facility retail or wholesale					P		P	P	
Farm storage structures; manufacturing, sales, and installation, retail or <del>wholesale</del> [AV12]				<del>P</del>	P		P	P	
Farm supply store including seed, feed, fertilizer, fencing posts and tack stores					P		P		
<del>Feed grinding</del>								<del>P</del>	
Fitness center	<del>P</del>	P	<del>P</del>	<del>P</del>	P		P		
Florist shop	<del>P</del>	P	<del>P</del>	<del>P</del>	P		P		
Food catering		P	<del>P</del>	<del>P</del>	P				
Fruit and vegetable (inside building)		P	<del>P</del>	<del>P</del>	P		P		
Fuel oil; sales and storage, retail					P		P		
Furniture	<del>P</del>	P	<del>P</del>	<del>P</del>	P				
Game arcade, coin operated		P	<del>P</del>	<del>P</del>	P				

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Garage, public parking		P	<u>P</u>	<del>P</del>	P					
Garbage transfer station		S	<u>S</u>	<del>S</del>	S					
Garden supply	<del>S</del>	P	<u>P</u>	<del>P</del>	P		P		<u>P</u>	
Gas meter facility, except where such permits are pre-empted by state or federal regulations	<del>S</del>	S	S	<del>S</del>	S	S	S	S	<del>S</del>	<del>S</del>
Gas supply lines, high pressure, except where such permits are pre-empted by state and federal regulations	<del>S</del>	S	S	<del>S</del>	S	S	S	S	<del>S</del>	<del>S</del>
Gas, bottled			P	<del>P</del>	P	P	P		<u>P</u>	<del>P</del>
Gasoline sales, bait and tackle sales	<del>P</del>	P	P	<del>P</del>	P		P	P		<del>P</del>
Gift shop	<del>P</del>	P	<u>P</u>	<del>P</del>	P					
Glass and mirror shop			<u>P</u>	<del>P</del>	P					
Golf course	<del>P</del>	P	<u>P</u>	<del>P</del>	P			<u>P</u>		
Golf course, miniature		P	<u>P</u>	<del>P</del>	P			<u>P</u>		
Golf driving range		P	<u>P</u>	<del>P</del>	<u>P</u>			<u>P</u>		
Grain elevator					P			P		
Grocery	<del>P</del>	P	<u>P</u>	<del>P</del>	P		P			
Grocery store for primary use of residents and their guests						P				<del>P</del>
Gun shop		P	P	<del>P</del>	P		P	P		
Gymnasium, commercial	<del>P</del>	P	<u>P</u>	<del>P</del>	P					

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Hardware	<del>P</del>	P	<u>P</u>	<del>P</del>	P			P	
Hatchery, fish or fowl, wholesale					P			P	
Heavy machinery and equipment sales, leasing, rental (new or used) and repair			P		P				
Heliports			P		P				
Hobby supply	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
<u>Horse racing</u>									<u>P</u>
Horse trailers and farm wagons - sales, repair, and manufacturing, retail			<u>P</u>	<del>P</del>	P		P	P	
Horses or cattle, not a sales operation (refer to general requirements)	<del>S</del>	S	<u>S</u>	<del>S</del>	S		P	S	<del>S</del>
Hospital	<del>P</del>	P	<u>P</u>	<del>P</del>	P				<del>S</del>
Hotel, motel		P	P	<del>P</del>	P				
Household appliance, repair	<del>S</del>	P	<u>P</u>	<del>P</del>	P				
Household appliances, sales	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Household furnishings, sales	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Ice cream	<del>P</del>	P	<u>P</u>	<del>P</del>	P		P		
Ice storage house					P				
Industrial equipment					P				
Insurance office	<del>P</del>	P	<u>P</u>	<del>P</del>	P				<del>P</del>

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Interior decorator	<del>P</del>	P	<u>P</u>	<del>P</del>	P				<del>P</del>
Jewelry	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Kennel				<u>S</u>	<u>S</u>				
<del>Laundry, commercial</del>				<del>P</del>	<del>P</del>				
Laundry, <u>or dry cleaning</u> commercial plant					P				
Laundry/Laundromats	<del>P</del>	P	<u>P</u>	<del>P</del>	P	P	P		<del>P</del>
Lawn mowers, power, sales and repair	<u>S</u>	P	<u>P</u>	<del>P</del>	P				
Leather goods, luggage	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Library	<del>P</del>	P	<u>P</u>	<del>P</del>	P				<u>S</u>
<u>Limerock, phosphate, clay processing</u>									<u>P</u>
Linen supply			<u>P</u>	<del>P</del>	P				
Loan company office	<del>P</del>	P	<u>P</u>	<del>P</del>	P				<del>P</del>
Locksmith	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Lodge, fraternity, sorority	<del>P</del>	P	<u>P</u>	<del>P</del>	P				<del>P</del>
Lumber yards and building material sales		S	P	<u>S</u>	P		P		
Machine shop					P				<u>P</u>
Manufacturers' representatives offices and warehouses			P		P				
Marina		<del>P</del>		<del>P</del>	P				<del>P</del>

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Meat market	<del>P</del>	P	<u>P</u>	<del>P</del>	P		P		
<u>Meat packing plant</u>									<u>P</u>
Medical office	<del>P</del>	P	<u>P</u>	<del>P</del>	P			P	<del>P</del>
Medical transport service			P	<del>P</del>	P				
Milk distributing station			P		P				
Mobile home sales			<u>P</u>	<del>P</del>	P				
Model home sales lot or model home complex		P	<u>P</u>	<del>P</del>	P				<del>P</del>
Monuments or memorials			<u>S</u>	<del>S</del>	P				
Mortuary			<u>P</u>	<del>P</del>	P				
Motor freight terminal (truck terminal)			P		P				
Motorcycle sales and service		S	P	<del>P</del>	P				
Moving and storage firms and truck terminals			P		P				
Museum	<del>P</del>	P	<u>P</u>	<del>P</del>	P				<del>S</del>
Music school, Music shop	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
New and used merchandise, outside building, flea market			<u>S</u>	<del>S</del>	P				
Newspaper printing plant					P				
Night club		P	<u>P</u>	<del>P</del>	P				
Office furniture and equipment, <u>retail</u>		P	<u>P</u>	<del>P</del>	P				

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Optical instruments, <u>retail</u>	<u>P</u>	P	<u>P</u>	<u>P</u>	P				
Orphanage	<u>P</u>	P	<u>P</u>	<u>P</u>	P				<u>P</u>
Package liquor store		P	P	<u>P</u>	P		P		
Paint and wallpaper, <u>retail</u>		P	<u>P</u>	<u>P</u>	P				
Painting and varnishing					S[AV13]				
Pallet repair					S[AV14]				
Parking lot	<u>P</u>	P	P	<u>P</u>	P				
Parking of commercial vehicles used for the permitted business purposes as an accessory use	<u>P</u>	P	P	<u>P</u>	P		P	P	<u>P</u>
Parking of commercial vehicles in excess of 10,000 lbs. not used by permitted business	<u>S</u>	S	P	<u>P</u>	P		S	S	<u>S</u>
Pawn shop		S	<u>P</u>	<u>P</u>	P		S		
Pest control agency, supplies		S	<u>P</u>	<u>P</u>	P				
Pet supply	<u>P</u>	P	<u>P</u>	<u>P</u>	P		P		
Photographic studio	<u>P</u>	P	<u>P</u>	<u>P</u>	P				<u>P</u>
Pipe, concrete, metal, retail or wholesale					P				
Plant nursery, retail	<u>P</u>	P	<u>P</u>	<u>P</u>	P			P	<u>S</u>
Plant nursery, landscape contractor's yards				<u>P</u>	P		P		
Plant nursery, wholesale and retail	<u>S</u>	S	<u>P</u>	<u>P</u>	P			P	<u>S</u>
Pool room		P	<u>P</u>	<u>P</u>	P				

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Post Office (privately owned & leased facility)		P	P	<del>P</del>	P		P		
<del>Poultry (raising)</del>									S
<del>Pressing and mending, clothing</del> [AV15]		<del>P</del>	<del>P</del>		<del>P</del>	<del>P</del>			
Produce (inside building)	<del>S</del>	P	<del>P</del>	<del>P</del>	P		P	P	
Produce (outside building)		S	S	<del>S</del>	P		P	P	
Professional office		<del>P</del>	P	<del>P</del>	<del>P</del>	P		P	<del>P</del>
Public parks, recreation building, private club and playground		<del>P</del>	P	<del>P</del>	<del>P</del>	P			<del>P</del>
Pumps, <u>sales or service</u>				<del>P</del>		P			
Race track, any kind					P			<del>P</del>	
Radio, TV studio		P	<del>P</del>	<del>P</del>	P				
Radio, TV, sales and repair		<del>P</del>	P	<del>P</del>	<del>P</del>	P			
Railroad terminal				<del>P</del>	<del>P</del>	P			
Recreational vehicle rental		P	<del>P</del>	<del>P</del>	P				
Recreational vehicle sales		S	P	<del>P</del>	P				
Redemption center for used aluminum, glass, plastic or steel				<del>S</del>	<del>S</del>	P			
Refill, bottle gas cylinders		S	P	<del>P</del>	P	P	P		<del>P</del>
Refrigerating equipment, commercial				<del>P</del>	<del>P</del>	P			

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Repair and detailing of motor vehicles, recreational vehicles, or trailers			P	<del>P</del>	P				
Repair, household items		P	<u>P</u>	<del>P</del>	P				
Repair, watch and jewelry	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Research and testing lab			<u>S</u>	<del>S</del>	S				
Residential Dwelling Units (for owner or employee) <u>Permitted provided the land use allows for residential density; otherwise special use permit is required.</u>	<del>P</del>	P	<u>S P</u>	<del>S</del>	<u>S P</u>	P	P	S	<del>P</del>
Restaurant equipment and supply sales			<u>P</u>	<del>P</del>	P				
Restaurant	<del>P</del>	P	P	<del>P</del>	P		P		<del>P</del>
Restaurant, fast food or drive through	<del>S</del>	P	P	<del>P</del>	P		S		
Riding academy, dude ranch					P			P	<del>P</del>
Road material, retail and wholesale					P				
<u>Sawmill</u>								<u>P</u>	
School, vocational		P		<del>P</del>	P				
Schools, art, business, dancing, music	<del>P</del>	P		<del>P</del>	P				
Schools, public, and accredited private or parochial	<del>P</del>	P		<del>P</del>	P				<del>P</del>
Seafood shop		P		<del>P</del>	P				
Septic tank service					P				
Service/maintenance buildings						P			<del>P</del>

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Sewage treatment plants with an inflow exceeding 5,000 gallons per day	<del>S</del>	S	S	<del>S</del>	S	S	S	S	<del>S</del>	<del>S</del>
Sharpening and grinding shops					P		P			
Sheet metal shop					P					
Shoe store, repair, and shine	<del>P</del>	P	<del>P</del>	<del>P</del>	P					
Shooting facility, enclosed				<del>P</del>	P					
Shooting facility, outdoor					P			<del>P</del>		
Shops performing custom work such as, but not limited to, electrical, plumbing, sheet metal, heating, ventilating and air conditioning and motor vehicle custom body work			<del>S</del>	<del>S</del>	P					
Sign shop, painting			<del>P</del>	<del>P</del>	P					
Skating rink			<del>P</del>	<del>P</del>	P					
Souvenir, notion, sundry	<del>P</del>	P	<del>P</del>	<del>P</del>	P					
Sporting goods, <u>retail or rental</u>	<del>P</del>	P	<del>P</del>	<del>P</del>	P					
Sports arena			<del>S</del>	<del>S</del>	P					
Sports facilities which may include tennis facility, racquet ball facility or swimming club facility						P		<del>P</del>	<del>S</del>	<del>P</del>
Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law	<del>S</del>	S	S	<del>S</del>	S	S	S	S	<del>S</del>	<del>S</del>
Storage warehouse for farm products			P		P			P		

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Storage warehouses		S	P	<del>S</del>	P				
Storage, mini-warehouse	<del>P</del>	P	P	<del>P</del>	P		P		
Supermarket	<del>P</del>	P		<del>P</del>	P		P		
Swimming pool supplies		S		<del>S</del>	P				
Tailor, <u>dressmaker, seamstress, pressing and mending clothing</u>	<del>P</del>	P	<u>P</u>	<del>P</del>	P				<del>P</del>
<u>Tattoo and piercing shop</u>		<u>P</u>	<u>P</u>		<u>P</u>		<u>P</u>		
Taxidermist		P	<u>P</u>	<del>P</del>	P				
Television, radio, phonograph	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Theater		P	<u>P</u>	<del>P</del>	P				
Theater, drive-in					P				
Tire recapping and vulcanizing					P				
Tobacco	<del>P</del>	P	<u>P</u>	<del>P</del>	P		P		
Toys	<del>P</del>	P	<u>P</u>	<del>P</del>	P				
Trailers, sales and service		S	P	<del>P</del>	P				
Trailers, manufacturing					P				
Travel agency	<del>P</del>	P	<u>P</u>	<del>P</del>	P				<del>P</del>
Truck stop facilities, gas stations, service stations and fuel stores			<u>S</u>		P				
Upholstery or seat cover shop			<u>P</u>	<del>P</del>	P				

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Used merchandise (inside building)	<del>P</del>	P	<u>P</u>	<del>P</del>	P					
Used merchandise, outside building, including flea market		S	<u>S</u>	<del>S</del>	P					
Utility company service yards	<del>S</del>	S	S	<del>S</del>	S		S	S		
Utility/storage sheds, metal or wood, sales			<u>P</u>	<del>P</del>	P					
Veterinary clinic, small animals only	<del>P</del>	P	<u>P</u>	<del>P</del>	P					
Veterinary office and supplies			<u>P</u>	<del>P</del>	P		P	P		
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	<del>S</del>	S	S	<del>S</del>	S	S	S	S	<del>S</del>	<del>S</del>
Welding shop					P			<u>P</u>		
Wellfields	<del>S</del>	S	S	<del>S</del>	S	S	S	S	<del>S</del>	<del>S</del>
Wholesale businesses and warehouses			P		P					
Worm farm					P					

C. General Requirements for All Commercial Zoning Classifications:

- (1) No structure may be erected, placed upon or extend over any easement unless approved in writing by the person or entity holding said easement.
- (2) All setbacks shall be measured from the outside wall of buildings or structures and from the concrete curb surrounding gas pumps; however, eaves, roof overhangs or pilasters may protrude two feet into a required setback. Gas pump island canopies may protrude ten feet into a required setback.
- (3) Ground and building lights shall be confined to the property and shall not cast direct light on adjacent properties. The maximum height of a light pole shall be 35 feet in all

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commercial zoning classifications except ~~B-1 and~~ RAC where the maximum height is 25 feet.

- (4) Trash containers shall be screened from public view, using opaque materials.
- (5) 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 noted below in Table 4.2-7. Refer to [Section 4.3.16](#) for procedures to obtain either a Temporary Use Permit or a Special Event Permit.

**Table 4.2-7 Commercial Classifications Indoor/Outdoor Display/Storage Standards**

Zoning Classification	Special Requirements
<del>B-1</del>	<del>All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.</del>
<del>B-2CL</del> <u>Commercial Light</u>	All commercial activities involving retail sales or rentals except restaurants, garden centers, <del>lawn mower</del> , bicycle, <del>boat</del> , and plant nursery sales shall take place in a completely enclosed building. <u>Items for outside storage that are not for display for retail or rental purposes shall be located in the side or rear yard area and shall be subject to buffering requirements in Section 6.8.6 of this code and in accordance with Section 4.2.C. (5)</u>
<del>B-3</del>	<p><del>All uses allowed in this zoning classification shall be located within an enclosed structure with the following exceptions:</del></p> <ul style="list-style-type: none"> <li><del>• All outdoor activities and outdoor storage of materials, components, and finished goods shall be located in side or rear yard areas and shall be fenced and buffered from view from surrounding properties.</del></li> <li><del>• Temporary storage or parking of motor vehicles, recreational vehicles, trailers, farm tractors and equipment which are for inventory or in for repair shall be located in side or rear yard areas where they are buffered from view from adjacent properties</del></li> <li><del>• The display of motor vehicles, recreational vehicles and trailers, farm tractors and equipment, and heavy construction equipment which are for sale or lease</del></li> </ul>

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	<p><del>may be exhibited in the front setback; however the front setback shall be increased to a minimum of 85 feet.</del></p> <ul style="list-style-type: none"> <li><del>The temporary parking of commercial vehicles in truck stop facilities or public parking lots or facilities</del></li> </ul>
<p><b><u>B-4 CM</u></b> <b><u>Commercial</u></b> <b><u>Moderate</u></b></p>	<p>All commercial activities involving retail sales or rentals except motor vehicles, farm equipment, mobile homes, motorcycles, landscape contractor's yards, farm tractors, trailers, utility/storage sheds, restaurants, garden centers, lawn mower, bicycle, boat, and plant nursery sales shall take place in a completely enclosed building. <u>Items for outside storage that are not for display for retail or rental purposes shall be located in side or rear yard area and shall be buffered in accordance with subject to buffering requirements in Section 6.8.6 of this code and in accordance with Section 4.2.4 C. (5).</u></p>
<p><b><u>B-5 CH</u></b> <b><u>Commercial</u></b> <b><u>Heavy</u></b></p>	<p><del>Commercial activities such as restaurants, garden centers, lawn mower, bicycle, boat, construction equipment, fences and posts, monuments and memorials, concrete or metal pipe, road material, and plant nursery sales may take place outside of a building. The display of items allowed within this zoning classification that are for sale or lease, may be displayed within the front setback. The front setback shall be increased to a minimum of 85 feet for structures or buildings. All outdoor storage of material not for sale or parking of commercial vehicles shall be located in side or rear areas and shall be screened, buffered or fenced in such a manner as to screen said areas from view from adjacent streets, freeways and incompatible adjacent properties. Such Screening shall form a completely opaque screen sufficient in height to completely screen the storage items from view. Subject to Section 6.8.6 of this code. Exception: the temporary parking of commercial vehicles at truck stop facilities or public parking lots or facilities.</del></p>
<p><b><u>P-RV RVP</u></b> <b><u>Recreational</u></b> <b><u>Vehicle Park</u></b></p>	<p>Indoor/outside display/storage limited to permitted uses. <u>Must adhere to buffering requirements as outlined in Section 6.8.6 of this code.</u></p>
<p><b><u>RAC Rural</u></b> <b><u>Activity Center</u></b></p>	<p>Uses allowed in this zoning classification shall be located within an enclosed structure with the following exceptions:</p> <ul style="list-style-type: none"> <li>Construction or contractor's yard, building material center, garden center, farm supply store, fuel oil sales and storage, bottled gas and similar uses with outdoor</li> </ul>

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	<p>activities and outside storage of materials. Components and finished goods shall be fenced and screened from view from surrounding properties <u>and in accordance with Section 4.2.2 C. (5)</u>.</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p>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.</p>
<p><b><u>RC-1 RC Rural Commerce</u></b></p>	<p>Uses allowed in this zoning classification shall be located within an enclosed structure with the following exceptions:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>
<p><b><u>RO Residential Office</u></b></p>	<p>Uses allowed in this zoning classification shall be located within an enclosed structure.</p>
<p><b><u>RR</u></b></p>	<p><del>Indoor/outside display/storage limited to permitted uses.</del></p>

D. **P-RV-RVP** zoning classification general requirements:

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~~The Recreational Vehicle Park Classification is intended to provide areas for the rental of spaces for travel trailers, mobile homes, manufactured homes, park models, camper and tent vehicles. The Recreational Vehicle Park Classification is intended to provide for the rental of areas or spaces that may include mobile homes, manufactured, homes, park models, camper and tent vehicles, fifth wheel travel trailer, travel trailers, camping trailer, truck camper, motor home, van conversion, tent vehicles and tents, cabin or bunk house sleeping quarters. The uses allowed in this classification may be water related, water dependent, or natural resource dependent and are necessary for the support of the guest and the immediate population.~~

- (1) Under skirting shall be provided for all units used for rental purposes and for mobile homes that rent spaces for more than 12 months.
- (2) All side setbacks shall be measured from the wall of one unit or addition to the wall of the adjacent unit or addition.
- (3) A service building equipped with toilets, lavatories, showers, and laundry facilities shall be provided.
- (4) A park shall consist of two or more units.
- (5) All additions on individual spaces must be constructed to Standard Building Codes.

~~E. RR zoning classification general requirements:~~

~~(1) — 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.~~

- (6) The proposed development or existing development shall have a total land area sufficient to meet all site design standards in this Code including, but not limited to: land required providing setbacks from abutting rights-of-way, water bodies, buffers, stormwater management, off-street parking and circulation, protection of wetlands or other provisions that may require land area to be set aside.
- (7) Boat launching/docking/marine facilities must provide vehicular-trailer parking at the rate of one space per boat if public launching is allowed.

~~(4) — All parking and non-water dependent facilities must be built on upland areas.~~

~~(5) — Park model trailers or manufactured homes may also be used as temporary occupancy living quarters, when owned by the property owner.~~

~~(6) — All temporary living accommodation units owned by the property owner shall be permanently anchored in accordance with the manufacturer's instructions or ANSI A225.1, latest edition.~~

~~(7) — All temporary living accommodations, manufactured homes or park model trailers, owned and rented by the property owner shall be under skirted using stucco with a simulated block, brick or stone finish.~~

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(8) Lake and riverine wetlands and grass beds shall be protected in accordance with [Article 5](#) and Florida Department of Environmental Protection. Any environmental disruptions will be mitigated. All proposed projects located within the Environmentally Sensitive Overlay Zone shall comply with the requirements of [Article 5](#) of this Code.

(9) Fueling facilities shall be designed to contain spills.

~~(10) — Proof of permits or exemptions by other regulatory agencies shall be provided to the Planning/Zoning Manager prior to obtaining a building permit.~~

~~(11) — Storage sheds or facilities, provided by the property owner, shall be permitted provided they do not exceed 100 square feet in floor area per storage shed and the shed will fit within the setbacks below.~~

~~(12) — Porches, either screened or unscreened, may be erected on the site provided setbacks can be met. They shall be so designed as to be self-supporting and capable of being removed from the dwelling unit.~~

(10) (~~13~~10) All side setbacks shall be measured from wall to wall of adjacent living units. The front setback shall be measured from the edge of paving.

(11) (~~14~~11) Where fireplaces, cooking shelters or similar facilities for open fires or outdoor cooking are provided within spaces or elsewhere, they shall be so located, constructed, maintained and used so as to minimize fire hazards and smoke nuisance within the resort and in adjoining areas.

(12) (~~15~~12) Accessory uses and structures shall be substantially related to and in the context of the character of the development and shall be located in the rear or side yard, provided required setbacks are observed.

~~F. — RR Zoning Classification Design Requirements:~~

~~(1) — Access to the recreational resort shall be from a federal, state or county maintained roadway.~~

(13) (~~2~~13) Individual spaces for temporary living accommodations shall have access to internal streets and shall not have direct access to adjoining public rights-of-way.

(14) (~~3~~14) Temporary living accommodation spaces or permanent dwelling units shall be located in relation to internal streets as to provide for convenient vehicular ingress and egress.

~~(4) — Temporary living accommodation spaces shall be located in relation to pedestrian ways and principal destinations within the resort as to provide for safe and convenient pedestrian access to such destinations.~~

~~(5) — Internal streets shall provide safe and convenient access to spaces and appropriate resort facilities. Alignment and gradient shall be properly adapted to topography. Construction and maintenance shall provide a well-drained, paved surface. Such surfaced roadways shall be of adequate width to accommodate anticipated traffic, and in all cases shall meet the minimum width of 12 feet per lane.~~

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~~(6) Streets serving less than 50 spaces may be used as part of a pedestrian circulation system. If the relation of individual space locations to facilities within the resort calls for establishment of pedestrian ways, they shall be provided, preferably as part of a common open space system away from streets, but otherwise as sidewalks. No common access to such pedestrian ways or to facilities within the resort shall be through an individual space.~~

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

(15) ~~(815)~~ All facilities within the resort shall be served by a central water and sewage system. Fire flow and pressure shall be provided by the constructed water supply system. Refer to [Article 6](#)

(16) ~~(916)~~ Developments proposed for private lands within one mile of or within the proclamation boundary of the Ocala National Forest shall be reviewed by the USDA Forest Service. Comments shall be considered by the county in granting approval for the proposed development.

(17) ~~(1017)~~ Service buildings equipped with toilets, lavatories, showers, and laundry facilities shall be provided in accordance with Department of Health requirements.

E. ~~G.~~ RO Zoning Classification General Requirements:

Existing residential uses will be allowed to continue as a permitted use of an existing residential structure until such time as the dwelling unit(s) is converted through sale or lease for office or other permitted uses.

~~E.F.~~ RAC General Requirements:

(1) Retained zoning. All property located in a Rural Activity Center as of the adoption date of this Code which is zoned ~~B-1, B-2, B-3, B-4, B-5~~ [CL](#), [CM](#), [CH](#), [M-1IL](#), or [M-2IH](#) shall retain its respective zoning classification, however, uses shall be limited to the uses designated above for a Rural Activity Center.

(2) Proposed rezoning. Vacant property shall retain its respective zoning classification until such time as the property is to be developed. The property shall then be rezoned to RAC, Rural Activity Center classification.

(3) Single family dwelling units will be allowed on the second floor above shops or stores, or as attached ground floor units at the rear of the business, or as detached dwelling units at the rear of the shop or store. Dwelling units shall not exceed the density of two dwelling units per gross acre and are primarily for use by the business owner or employees.

(4) Residential development within the ~~Rural Activity Centers~~ [RAC](#) shall be permitted at a density of up to two dwelling units per gross acre on properly zoned parcels qualifying for alternate development standards in [Article 3](#). or on a non-contiguous parcel of record in the Rural Area as set forth in Appendix A of the Comprehensive Plan and set forth in [Section 4.3.2](#)

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F.G. Zoning Lot and Building Standards:

**Table 4.2-8 Commercial Classifications Standards**

Zoning Classification		CL		CM	CH	RC	RO	RAC	Comments
Maximum Height	<del>50'</del>	50'	<del>50'</del>	50'	50'	50[AV16]'	50'	50'	
Maximum Floor Area Ratio	<del>0.70</del>	<del>0.70</del> <u>1.0</u>	<del>0.70</del>	0.70	0.70	0.30		0.35	
Minimum Lot or Tract Width			<del>200'</del>				85'		
Minimum Lot or Tract Size							10,000 SF		
<b>Maximum Gross Density Dwelling Units</b>									
Residential Dwelling Units* <u>Provided land use allows for residential use.</u>	<del>1 per Shop or Store</del>	*1 per Shop or Store		<del>*1 per Shop or Store</del>	<del>*1 per Shop or Store</del>			*2 per Acre	*In RAC residential setbacks same as <del>R</del> _R-1
<b>Setbacks in Feet</b>									
Front/(If Gas Pump Island on Front)	<del>50/</del> <del>(75)</del>	40/ (65)	<del>70</del>	70	70	50	25	40/ (65)	
Rear	<del>8</del>	25	<del>20</del>	25	25	25	8	25	
Side/(If Gas Pump Island on Side)	<del>10/</del> <del>(65)</del>	10/ (65)	<del>20/</del> <del>(40)</del>	10/ (45)	10/ (45)	10	25	10/ (60)	
Gas Pumps or Island	25	25	25	25	25			25	

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**Table 4.2-9 Commercial Classifications Standards**

Zoning Classification	<del>P-RV-RVP</del>	<del>RR</del>	Comments
Maximum Height	<del>30' Two stories or 40'</del>	<del>Two Stories or 40'</del>	
Maximum Impervious Area		<del>40% of gross parcel area</del>	
Accessory Use	<del>On lots greater than 2400 SF</del>		
Minimum Land Area for Recreation Facility		<del>8 Acre</del>	
<b>Minimum Lot Area Minimum Lot Width</b>			
Manufactured Home Mobile Home	4,000 SF 40'	<del>4,000 SF 40'</del>	
Park Model Trailer with Additions	2,400 SF 35'	<del>2,400 SF 35'</del>	Additions include screen room, awning, carport, utility room and storage shed
Park Model or Travel Trailer without Additions and all other sites	1,500 SF 30'	<del>1,500 SF 30'</del>	
Group Campsite		<del>20,000 SF</del>	
<b>Setbacks Manufactured Home Sites</b>			
Front	20'	<del>20'</del>	Unless Parking is provided elsewhere in which case the setback is 8'

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Rear	10'	<del>10'</del>	
Side	15'	<del>15'</del> separation between units	Located on opposite side of any adjoining site's side setback
<b>Setbacks Park Model Sites</b>			
Front	20'	<del>10'</del>	Unless Parking is provided elsewhere in which case the setback is 8'
Rear	10'	<del>10'</del>	
Side	15' Separation unit to unit or unit to addition	<del>15'</del> separation between units	When units are clustered to save vegetation the front corners shall have a minimum separation of 15' and the rear corner 10'
Accessory uses (where permitted)	10' separation between additions	<del>10'</del> separation between additions	Located in side or rear only
Setbacks in Recreational Vehicle Parks designed and constructed prior to June 11, 1992: front, rear and side - eight feet. Accessory uses shall be separated by a minimum of ten feet on the side and rear.			

(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 4.2.5. Industrial 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. Phased

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developments are allowed. Consideration shall be given to transportation facilities (rail and highway) traffic circulation, parking, utility needs, aesthetics, and compatibility.

[AV17]-

**Table 4.2-10 Industrial Classifications Uses**

<b>Permitted Uses (P)/Special Uses (S)</b>	<b><del>I</del> C</b>	<b><del>M</del> 1 IL</b>	<b><del>M</del> 2 IH</b>	<b><del>R</del></b>
Acids, non-corrosive, manufacturing, compounding, processing or treatment of			P	
Accessory uses: Limited to Administrative and Professional offices which are associated with permitted industrial uses, banks and financial institutions, medical and dental offices, employment and real estate agencies, food preparation, food service, eating facilities, and auditorium to serve employees.	P	P	P	
Adult entertainment		S		
Agricultural chemicals, fertilizers, disinfectants, pesticides, herbicides, manufacturing of			P	P
Agricultural laboratory		S	P	P
Agriculture, including all necessary structures and appurtenances as an interim land use	P	P	P	P
Aircraft and related components, manufacture or assembly			P	
Airport, general aviation	S	P	P	
Airport, private	S	S	S	
Aluminum, manufacture of products or products made from			P	
Animal and marine fats and oils, manufacturing and rendering of			P	S
Animal burying			S	

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Animal refuse			S	
Asphalt plant			S	
Automobile repair, paint and body		P	P	
Automobile, truck or trailer rental	<del>P</del>	P		
Automobile, used parts, retail and wholesale	<del>P</del>	<u>P</u>		
Automobiles and parts, manufacture or assembly			P	
Awning and canvas, repair	<del>P</del>	P	P	
Bags, except burlap bags or sacks, manufacture of products or products made from			P	
Bakery (industrial)	<del>S</del>	P	P	
Bakery, commercial, retail and wholesale	<del>P</del>	P	P	
Bar/bottle club, alcoholic			S	
Batteries, manufacture of products or products made from			P	
Blacksmith shop		P		<del>P</del>
Blue printing, photostating, photo engraving, printing, publishing and bookbinding	<del>P</del>	P	P	
Boats, manufacture or assembly			P	
Boxes, paper, manufacture of products or products made from			P	
Brass, manufacture of products or products made from			P	
Candles, manufacturing, compounding, processing or treatment of			P	

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Canned, frozen and preserved fruits, vegetables and food specialties, manufacturing, compounding, processing or treatment of		P	P	
Cans, manufacture of products or products made from			P	
Carpet, rug and upholstery cleaning	P	P		
Cemetery, crematory, mausoleum			S	
Ceramic products, manufacture or assembly			P	
Chemical and allied products, manufacturing, compounding, processing or treatment of			P	
Child day care centers	P	P	P	P
Cigarettes and cigars, manufacturing, compounding, processing or treatment of			P	
Clocks and watches, manufacture or assembly		P	P	
Coffins, manufacture or assembly		P	P	
Commercial uses which are intended to service the needs of the employees and businesses within the surrounding industrial area. The following uses shall be allowed: Retail commercial sales and services oriented to the needs of people employed within the surrounding industrial area; retail sales of products manufactured on site; and personal service businesses, including child care centers, financial service businesses, service stations, hotels and motels	P	P		
Composting of residuals, sewage sludge and food waste		S	S	P
Composting of wood products, manure and leaves		S	P	P
Computer maintenance and repair	P	P		
Concrete batch plant			P	

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Concrete products, manufacture or assembly			P	
Construction equipment, sales, leasing, repair, retail and wholesale	P		P	
Copper, manufacture of products or products made from			P	
Dairy products-manufacturing or processing		P	P	P
Detergents, manufacturing, compounding, processing or treatment of			P	
Disinfectants, manufacturing, compounding, processing or treatment of			P	
Distribution and warehousing facility	P	P	P	
Dog and cat food, manufacturing, compounding, processing or treatment of			P	
Dry cleaning plant	P		P	
Dye, manufacturing, compounding, processing or treatment of			P	
Electrical appliances, manufacture or assembly			P	
Energy related uses: fuel oil and LPG storage above ground; gas regulator station; bulk oil storage tank above ground; gasoline storage tank above ground			P	
Equipment rental and leasing	P	P		
Express service	P	P	P	
Farm equipment, manufacture or assembly			P	P
Farm products, packing, crating and shipping		S	P	P
Feed and fertilizer, retail and wholesale	P	P	P	P
Feed grinding			P	P

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Freight terminal	<del>P</del>	S	P	
Garbage transfer station	<del>S</del>	S	S	<del>S</del>
Gas meter facility, except where such permits are pre-empted by state or federal regulations	<del>S</del>	S	S	<del>S</del>
Gas supply lines, high pressure, except where such permits are pre-empted by state or federal regulations	<del>S</del>	S	S	<del>S</del>
Gas, bottled, retail and wholesale	<del>P</del>	P	P	<del>P</del>
General construction industries relating to the building industry, such as general contractors, electrical contractors, plumbing contractors, equipment rental yards, etc.	<del>P</del>	P	P	<del>P</del>
Glass, manufacture of products or products made from			P	
Grinding wheels, manufacture of products or products made from			P	
Hatchery			P	<del>P</del>
Health or athletic club facilities	<del>P</del>	P		
Heating and ventilating equipment, manufacture or assembly			P	
Heliport	<del>P</del>	P	P	
Horse or cattle sales facility			P	<del>P</del>
Hospital		S		
Hotel or motel	<del>P</del>	<del>P</del>		
Ice storage facility	<del>P</del>	P		<del>P</del>
Industrial equipment, retail and wholesale	<del>P</del>		P	

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Iron, manufacture of products or products made from			P	
Kennel			P	
Laundry, commercial plant	P		P	
Limerock, phosphate, clay processing		P	P	P
Linen and uniform supply			P	
Linoleum, manufacture of products or products made from			P	
Livestock auction market			S	
Lubricating oil and petroleum products, manufacturing, compounding, processing or treatment of			P	
Machine shop	P	P	P	P
Machinery and machine tools, manufacture or assembly			P	
Mail and parcel delivery, private	P	P	P	
Manufacture or storage of explosives			S	
Matches, manufacture of products or products made from			P	
Mattresses, manufacture of products or products made from			P	
Meat packing plant			P	P
Meat products, prepared		P	P	
Metal buffing, plating, polishing, sandblasting		P	P	
Mini-warehouse	P	P		

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Miscellaneous food preparations and kindred products, manufacturing, compounding, processing or treatment of			P	
Mortuary		P		
Motor freight or truck terminal	P		P	
Motor vehicle junk yard or recycling facility			P	
Musical instruments, manufacture or assembly	P	P	P	
Neon signs, manufacture or assembly			P	
Newspaper printing plant	P	P	P	
Novelties, manufacture or as, manufacture or assembly			P	
Oil well valves and repairs, manufacture or assembly			P	
Optical goods, manufacture or assembly	S	S	P	
Painting and varnishing		S	P	
Paper and pulp mill			S	
Paper, manufacture of products or products made from			P	
Parking of commercial vehicles	P	P	P	P
Pest control services	P	P		
Pharmaceutical products, manufacturing, compounding, processing or treatment of			P	
Pipe, metal, plastic, retail and wholesale	P		P	
Plastics, manufacturing, compounding, processing or treatment of			P	

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Poultry slaughtering and processing, manufacturing, compounding, processing or treatment of			P	
Prepackaged software services	<del>P</del>	P		
Printing, photoengraving, publishing and bookbinding	<del>P</del>	P	P	
Process bottled water		P	P	
Pumps and plumbing supplies, retail and wholesale	<del>P</del>	<u>P</u>		
Radio/TV broadcasting facilities		P		
Railroad switching yard; storage of road building materials			P	
Recreation facilities such as but not limited to: archery range; golf course; golf driving range, horse racetrack. This does not include shooting ranges, skeet shooting or trapshooting facilities.		P		<del>P</del>
Recreation facilities such as, but not limited to the following: golf driving range; racing activities; shooting range; sporting clays, skeet or trapshooting facilities.			P	<del>P</del>
Refrigeration, manufacture or assembly			P	
Repair of heavy equipment, trucks and trailers			P	
Research activities, including research laboratories, developmental laboratories, and compatible light manufacturing such as, but not limited to, the following: Biochemical, Chemical, Electronics, Film and photography, Medical and dental, Metallurgy, Pharmaceutical and X-ray		P		
Restaurant equipment sales	<del>P</del>	<u>P</u>		
Retail and wholesale of used and recycled merchandise			P	
Satellite dish areas and accessory facilities		P	P	

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Sawmill	S		P	P
School-vocational		P		
Screw machine products, manufacture or assembly			P	
Septic tank and chemical toilet manufacture			P	
Service industries or those industries providing service to, as opposed to the manufacture of, a specific product, such as the repair and maintenance of appliances or component parts, tooling, printers, testing shops, small machine shops, and shops engaged in the repair, maintenance and servicing of such items		P		
Sewage treatment plants with an inflow exceeding 5,000 gallons per day	S	S	S	S
Sheet metal shop and products, manufacture or assembly	P		P	
Shoes, manufacture or assembly		P	P	
Signs, manufacture or assembly		P	P	
Silk screens, manufacture or assembly			P	
Smelting or refining			S	
Sporting goods, manufacture or assembly			P	
Sports arena		S	P	
Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law	S	S	S	S
Springs, manufacture or assembly			P	
Steel, manufacture of products or products made from			P	
Stencils, manufacture or assembly			P	

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Stockyard			S	
Stone cutting			P	
Storage, bulk oil or gasoline tank, above ground			P	
Storage, insecticides			S	
Storage, poisonous gases			S	
Storage warehouse including inside Bulk Storage			P	
Swimming pool supplies, retail and wholesale	<del>P</del>	<del>P</del>		
Tin, manufacture of products or products made from			P	
Tire recapping and vulcanizing	<del>P</del>	<del>P</del>	<del>P</del>	
Tire store, retail and wholesale	<del>P</del>	<del>P</del>		
Toiletries, manufacturing, compounding, processing or treatment of			P	
Toys, manufacture or assembly			P	
Trailers, manufacture or assembly			P	
Truck stop facility			P	
Truck terminal or parking facility	<del>P</del>		P	
Trucks, manufacture or assembly			P	
Upholstery or seat cover shop		P	P	
Veterinary supplies, manufacture of			P	<del>P</del>
Vitamin products, manufacturing, compounding, processing or treatment of			P	

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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	S	S	S	S
Waxes and polishes, manufacturing, compounding, processing or treatment of			P	
Welding equipment and supplies, retail and wholesale	P	P		
Welding shop	P	P	P	
Wellfields	S	S	S	S
Woodworking, cabinet, carpentry and furniture shops	P	P	P	
Wool, manufacture of products or products made from			P	
Yarn, manufacture of products or products made from			P	

B. General Requirements:

- (1) All setbacks shall be measured from the foundation or wall of the building or structure; however, eaves, roof overhangs, or pilasters may protrude two feet into a required setback.
- (2) No structure may be erected, placed upon or extend over any easement unless approved in writing by the person or entity holding said easement.
- (3) 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 35 feet above the paving surface and must comply with Article 6.Division 19 if this code.
- (4) Trash Containers shall be screened using opaque materials.
- (5) Screening of Activities. Areas used for parking of commercial vehicles, or storage of vehicles, or outdoor storage or uses shall be screened, buffered or fenced in such a manner as to screen said areas from view from access streets, freeways and incompatible adjacent properties. Such screening shall form a complete opaque screen up to a point eight feet in vertical height.

C. Zoning Lot and Building Standards.

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**Table 4.2-11 Industrial Classifications Standards**

Zoning Classification	<del>I-C</del>	<del>M-1</del> IL	<del>M-2</del> IH	<del>R</del>	Comments
Maximum Height	<del>50'</del>	50'	50'	<del>50'</del>	
Maximum Floor Area Ratio	<del>0.75</del>	0.75	0.75	<del>0.75</del>	
Minimum Lot or Tract Width	<del>150'</del>	200'	200'		
Minimum Lot or Tract Size	<del>40 Acres</del>				Smaller parcels allowed by SUP
Minimum Direct Access	<del>Collector Road</del>				
<b>Setbacks, Feet</b>					
Front	<del>70</del>	70	70	<del>70</del>	
Rear	<del>10</del>	25	25	<del>25</del>	
Side	<del>10</del>	25	25	<del>25</del>	
Gas Pump or Island	<del>25</del>	25	25		From any structure or property line

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(Ord. No. 13-20, § 2, 7-11-2013)

**Sec. 4.2.6 PUD—Planned Unit Development.**

A. Intent and purpose. A Planned Unit Development (PUD) district is intended to provide a process for the evaluation of unique individually planned residential, commercial, industrial, institutional, or mixed use developments, which may not be otherwise permitted in zoning districts established by this section. Standards and procedures of this district are intended to promote innovative design and permit planned diversification and integration of uses and structures, allow flexibility and compatibility with surrounding properties, and be consistent with existing infrastructure, while at the same time retaining the absolute authority of the Board to establish such conditions, stipulations, limitations and restrictions as it deems necessary to protect the public health, safety and general welfare.

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~~A. A. Intent and purpose. The Planned Unit Development Classification is intended to encourage the development of land as a planned residential, commercial or industrial development complex or as a planned mixed-use development; to encourage flexible and creative concepts of site planning which will preserve the natural amenities of the land by allowing an appreciable amount of land for scenic and functional open space; provide for an efficient use of land resulting in a smaller network of utilities and streets, thereby lowering development and housing costs; and provide for a more desirable environment than would be possible through the strict application of minimum zoning requirements.~~

~~B. It is further the intent of this Code that Planned Unit Developments shall be designed to permit the development of various size parcels ranging from small, cluster developments to entire new mixed-use communities. The development shall provide for the efficient use of public facilities and services, prevent traffic congestion, provide a stable environmental character compatible with surrounding land uses and preserve the integrity of the surrounding areas within which they are located.~~

~~C. Contained in this section are the allowed land uses, building and lot standards and other general requirements and standards specified for this zoning classification.~~

B. ~~Planned Unit Development~~**PUD**, Defined. For purposes of this Code, a ~~Planned Unit Development~~**PUD** is:

- ~~(1) Land to be planned as a whole;~~
- ~~(2) Built in a single development operation or a definitively programmed series of development operations;~~
- ~~(3) To include principal and accessory structures and uses substantially related to the character and purposes of the district;~~
- ~~(4) Built according to plans, which include not only streets, utilities, lots, building locations, and the like; but also, site plans for all buildings intended to be located, constructed, used and related to each other; and plans for other uses and improvements on the land as related to the buildings; and~~
- ~~(5) To include a program to provide for operation and maintenance of such areas, facilities, and improvements for common use by the occupants of the planned unit development; but which will not be provided, operated or maintained at general public expense.~~

C. ~~Rezoning. A rezoning application to a PUD district shall require a conceptual plan containing information defined in section 4.2.6.F below. The rezoning and the corresponding conceptual plan will require public hearings before the Planning and Zoning Commission and Board of County Commissioners. Prior to submitting a rezoning/conceptual plan, the applicant shall contact staff to schedule a pre-conceptual plan meeting to review the required materials and proposed scope of the project. Upon submission of a completed application for rezoning and the corresponding~~

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conceptual plan, the same shall be scheduled for review by the ~~Development Review Committee (DRC)~~. The DRC shall review the conceptual plan for consistency with the requirements of the LDC.

- (1) Conditions of Approval. The ~~Planning and Zoning P&Z~~ commission may recommend to the Board that the PUD rezoning/conceptual plan be approved, be approved subject to stated conditions, or denied. All conditions shall be included as part of a resolution approving any conceptual plan.

D. Permitted uses and Special Uses.

(1) Residential Development:

- (a) Single-family attached or detached dwellings; two-family dwellings; and multi-family dwellings (three or more dwelling units per building); manufactured homes meeting the requirements of the National Manufactured Home Construction and Safety Standards (HUD Code).
- (b) Churches, schools, community or club buildings, and similar public and semi-public facilities.
- (c) Group housing, nursing homes, congregate living and physical rehabilitation centers, adult and child day care centers and community residential homes.

(2) Commercial Development:

- (a) All uses included in the ~~Light-Commercial~~ ~~Light, Moderate-Commercial~~ ~~Moderate,~~ and the ~~Heavy-Commercial~~ ~~Heavy~~ Classifications.
- (b) Office or Business Parks.
- (c) Churches, schools, community or club buildings and similar public and semi-public facilities, including parks and open space, child day care facilities.

(3) Industrial Development:

- (a) All uses included in the ~~Light-Industrial~~ ~~Light~~ Classification (~~M-1L~~) and the ~~Heavy~~ Industrial ~~Heavy~~ Classification (~~M-2IH~~).
- (b) Industrial parks.
- (c) Commercial recreation facilities.
- (d) Public and semi-public facilities, including parks and open space, and child day care centers.

(4) Institutional Development:

- (a) Hospitals, clinics, convalescent homes, adult congregate living facilities, physical rehabilitation centers, mental rehabilitation centers, occupational rehabilitation centers and similar facilities.
- (b) Churches, schools (public or private), day care facilities (adult or child), library.
- (c) Other non-profit, religious or public uses or government owned or operated building, structure or land uses for public purpose.

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(5) Mixed Use Development:

(a) A combination of all permitted uses for Residential, Commercial, Industrial, and Institutional Developments, as listed in Section 4.2.6.D(1)–(4) above.

(6) Special Uses. The following uses may be allowed upon review of a SUP application by the Planning & Zoning Commission and approval by the Board of County Commissioners:

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

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

(c) Sewage treatment plants with an inflow exceeding 5,000 gallons per day, except that completely enclosed sewage treatment plants shall be permitted by right.

(d) Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law.

(e) Utility company service yards.

(f) Wellfields.

E. Standards of Review.

(1) All principal and accessory uses within a PUD are subject to approval by the Board based on consistency with the Comprehensive Plan and compatibility with the surrounding area.

(2) Maximum Density.

(a) The maximum density permitted shall be established by the Board, upon recommendation of the ~~Development Review Committee-DRC~~ and the ~~Planning and Zoning Commission P&Z~~. The criteria for establishing a maximum density includes existing zoning, adequacy of existing and proposed public facilities and services, site characteristics, the use of Transfer of Development Credits, and the requirements of the Comprehensive Plan for any residential land use involving the area in question.

(b) In no case shall the maximum density permitted exceed that permitted by the site's land use designation, except in vested developments which are vested for a higher density or through the use of Transfer of Development Credits as outlined in Section 3.4.1. The overall number of dwelling units permitted in a residential PUD shall not be allocated to any particular portion of the total site area unless the proposed development is a cluster type, residential PUD.

(c) Parcels which are subject to a land use blending overlay shall be developed in accordance with the density and or intensity established by the Comprehensive Plan Amendment.

(3) Compatibility standards. In order to ensure compatibility of a commercial, industrial, or institutional component of a ~~Planned Unit Development-PUD~~ with the surrounding area,

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the following shall apply whenever the proposed commercial, industrial or institutional portion of the development abuts a residentially zoned property.

- (a) Building height within 100 feet from the edge of the development shall be a function of what's existing directly adjacent to the PUD.
  - 1. A non-residential structure within 100 feet from the edge of the development may be constructed to a height that is twice the height of an adjacent residence, however, the height of the non-residential structure shall not exceed the maximum height allowed in the abutting residential district.
  - 2. If the residentially zoned land directly adjacent to the PUD is vacant land, then the height of a non-residential structure within the PUD shall not exceed the maximum height allowed in the abutting residential district.
  - 3. Non-residential structures located greater than 100 feet from a residentially zoned property shall not exceed 50 feet in height.
- (b) Non-residential delivery and loading areas, dumpsters, and mechanical equipment shall be located away from property lines abutting residentially zoned properties, unless a minimum 6 foot wall with a vegetative buffer (specifically, a B-Type buffer) is installed along the property line of the abutting residential property.
- (4) Perimeter buffer. Whenever a ~~Planned Unit Development~~-PUD abuts existing developments with lower density or intensity land uses, the County may impose perimeter buffer requirements to protect the privacy of existing adjoining uses. The development must comply with buffer requirements as established in this Code or provide an alternative design to meet the intent of the Code. If an alternative design is proposed, a typical vertical and horizontal cross section must be submitted showing the proposed buffer design to be considered by the County.
- (5) Vehicular and pedestrian access and parking. The ~~Planned Unit Development~~-PUD shall be designed in a way that integrates pedestrian, bicycle and vehicular traffic circulation systems within and into the surrounding community. The development shall provide for safe and convenient access to public uses, common areas, and other community services, facilities and activities located within the proposed development and beyond its boundaries. The minimum number of parking spaces required may be modified based on evidence that other standards would be more reasonable. A decision to reduce the number of parking spaces shall be based on technical information provided by a qualified consultant that verifies the reduction will not impair the functioning of the development or adjacent developments.
- (6) Recreation and Greenspace.
  - (a) Such uses as yard area, landscape area, parks, playgrounds, golf courses, beaches, bikeways, pedestrian walks, perimeter buffer areas, equestrian trails, and other

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similar improved, usable outdoor areas may be permanently set aside and shall be designated on the PUD conceptual Plan as recreation or green space.

(b) Drainage retention areas. Up to 25 percent of stormwater facilities may be counted to satisfy area/acreage requirements for required recreation and green space. A higher percentage may be approved, depending on the design and lay of the facility.

(c) Design Criteria.

1. Recreational and green space shall be integrated throughout the ~~Planned Unit Development~~ PUD to provide a linked access system to the open space area where feasible.

2. Recreational and green space may be improved, including compatible structures, to the extent necessary to complement the residential, commercial or industrial uses.

3. For design purposes, 0.004 acres (175 square feet) per person or 350 square feet per dwelling unit shall be used in calculating the minimum recreation and green space to be provided in the development.

4. When a golf course is utilized to partially fulfill the recreation space requirement, other facilities to meet the active recreational needs of adults and children shall be provided.

(d) Space Calculations.

1. Parking areas and road rights-of-way may not be included in calculations of recreation and green space.

2. Water bodies may be used to partially fulfill green space or recreational space requirements in accordance with the following criteria: calculations of area of water bodies shall not exceed 50 percent of the total recreational space. Only those water bodies which are available to the development for water oriented recreation use such as boating, fishing, water skiing, swimming and have associated recreational land areas may be used in meeting these requirements.

3. If golf courses are used to partially fulfill recreation space requirements, a maximum of 60 percent of the golf course land may be counted toward the required recreation space. Golf courses and water bodies combined cannot exceed 75 percent of the required recreational space.

(7) Minimum Lot Area, Frontage, Setbacks, and Accessory Uses.

(a) The minimum lot size for detached single-family structures is an area of not less than 5,000 square feet. The minimum lot size requirement may be waived by the Board if the arrangement of dwelling units provides for adequate separation of

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units. All lots to be platted at less than 5,000 square feet shall be required to have the typical location of structures on the Conceptual Plan.

- (b) Each dwelling unit or other permitted use shall have access to a public or private street. The County shall be allowed access on privately owned streets, easements and common open or green space to ensure the access of police and fire protection to meet emergency needs and to conduct County services.
- (c) Minimum distances between structures and setbacks shall be:
  - 1. Single-family detached structure. Setbacks shall be noted on the preliminary plat. On a corner lot, the side street setback shall be not less than 15 feet. The Board may reduce the required side setbacks and the distances between structures provided proposed structures do not interfere with storm water design and access or otherwise affect the ability to provide and maintain utility service to each lot. In addition, the distances between structures shall be consistent with fire code provisions.
  - 2. Separation between multi-family structures of two stories or less - 20 feet.
  - 3. Separation between multi-family structures of three stories - 25 feet.
  - 4. Separation between multi-family structures of four stories - 35 feet.
  - 5. Between structures of varying heights, the larger distance separation shall be required.
- (d) Front setbacks shall be a minimum of 20 feet unless waived by the Board based on the recommendation of the ~~Development Review Committee DRC~~ and ~~Planning & Zoning Commission P&Z~~.
- (e) Commercial, industrial, and institutional development shall be subject to the same development standards as the ~~light~~-commercial ~~light~~ zoning classification, as appropriate.
- (f) Accessory uses and structures shall meet the setbacks shown on the Final Development Plan or as a minimum those set forth in the ~~R-1SFR, B-2 LC, and M-1-IL~~ zoning classifications.
- (8) Maximum Commercial Use Areas in a Residential PUD
  - (a) Commercial uses will be limited to those uses permitted in the ~~Light~~-Commercial zoning classification for projects of a size equal to or greater than 250 dwelling units but less than 800 dwelling units; and to those uses permitted in the ~~Moderate~~-Commercial ~~Moderate~~ zoning classification for projects of a size equal to or greater than 800 dwelling units. Commercial uses are not permitted in residential only PUD's under 250 dwelling units. More intense commercial uses may be permitted upon review and recommendation of the ~~Development Review Committee DRC~~.
  - (b) The maximum commercial use area permitted within a PUD shall be two acres per each 250 dwelling units. Said areas shall be situated internally and buffered

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so as not to create detrimental effect on adjacent residential areas. Said areas shall be located so as to best serve the residents of the project. Said areas shall not be located at the perimeter of the project with frontage on or direct access to a major through road so as to attract a market substantially outside of the project, unless such location is consistent with the location standards of the Future Land Use Map of Marion County.

(c) The commercial use area shall be specifically included on the conceptual plan.

(9) Maximum Commercial Use Area in an Industrial Future Land Use Map Classification

(a) Commercial uses will be limited to projects of 100 acres or more in size and to those uses permitted in the ~~Moderate~~-Commercial ~~Moderate~~ zoning classification only.

(b) The maximum commercial use area permitted within a PUD shall not exceed one third of the total number of acres designated for industrial use. Said commercial areas shall be oriented, for vehicular access purposes, toward the interior of the PUD and; shall not have direct access to an arterial or collector roadway right-of-way as classified by the Marion County Comprehensive Plan or section line, quarter section line collectors.

(c) The commercial use area shall be specifically included on the conceptual plan.

F. Required Submittal Documents.

(1) Conceptual Plan Requirements.

(b) The name of the proposed ~~Planned Unit Development~~-PUD shall be centered at the top of the sheet along the long dimension of the sheet.

(c) Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.

(d) Drawing of the boundaries of the property showing dimensions of all sides.

(e) Provide the acreage of the subject property along with a legal description of the property.

(f) Identify the Comprehensive Plan future land use and existing zoning of the subject property and for all properties immediately adjacent to the subject property.

(g) Identify existing site improvements on the site.

(h) A list of the uses proposed for the development.

(i) A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a

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standard house size with a standard accessory structure to ensure both will fit on the lot.

- (j) Proposed zoning and development standards (setbacks, FAR, building height, etc.).
  - (k) Identify proposed phasing on the plan.
  - (l) Identify proposed buffers.
  - (m) Identify access to the site.
  - (n) Preliminary building and parking lot locations.
  - (o) Preliminary sidewalk locations.
  - (p) Proposed parallel access locations.
  - (q) Show 100 year floodplain on the site.
  - (r) Show any proposed land or right of way dedication.
  - (s) Identify any proposed parks or open spaces.
  - (t) A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
  - (u) Any additional information that may be deemed appropriate for the specific project.
- (2) Final Development Plans. The final development plan (either entire project or phase), ~~submission, shall include but not be limited to, which may be in the form of a~~ master plan, a major site plan, ~~improvement plan,~~ a preliminary plat and/or final plat, ~~as deemed necessary for the specific project.~~ The final development plan be in substantial compliance with the conceptual plan and information approved by the Board. If the plan is not in substantial compliance with the conceptual plan, it shall go back through the public hearing process for a Planned Unit Development rezoning. The final development plan shall be in accordance with requirements of the Land Development Code and shall be considered by the DRC. At the direction of the Board, DRC, or Planning & /Zoning Manager, the final development plan may be brought back to the Board for final action. If necessary, a final development plan (entire project or phase) may be submitted with the conceptual plan for consideration.
- (a) The following information shall be required for a final development plan:
    - 1. Information as required for a major site plan submittal as outlined in the table in Section 2.11-1, Application Requirements.
    - 2. Photometric plan for non-residential development.
    - 3. Building elevation plans for non-residential development.
    - 4. Phasing plan, if proposed.
    - 5. Maintenance agreement. A developer shall file a legally constituted maintenance association agreement, or such documents as are necessary to show how the common areas are to be improved, operated and/or

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maintained. Such documents shall be subject to review by the County and shall be recorded in the office of the Clerk of the Circuit Court for Marion County.

G. ~~Planned Unit Development~~ PUD Time Limits.

- (1) The Board may establish time limits for the submittal of a master plan, major site plan, preliminary plat, or final plat for the development of an approved conceptual plan.
- (2) Any such time limits may be extended by the Board for reasonable periods upon the petition of the developer for an amendment to the conceptual plan and based upon good cause, as determined by the Board; provided that any such extension of time shall not automatically extend the normal expiration date of a building permit, site plan approval, or other development order. If time limits contained in the approved development plan are not completed or not extended for good cause, no additional permits will be approved.
- (3) Time limits for completion and close out of master plans, major site plans, preliminary plats, and final plats once approved shall be according to Article 2 of this Code.

H. Amendments to Approved Plans. Any proposed amendments shall be "highlighted" or "clouded" on the plans for review.

- (1) Minor changes to the plan of development which will affect the following items shall be subject to review and approval by ~~Development Review Committee~~ DRC:
  - (f) Changes in the alignment, location, direction or length of any internal local street.
  - (g) Changes or adjustments in lot or parcel development standards which do not reduce the minimum lot or parcel standards.
  - (h) Changes in commercial gross leasable areas (GLA) for individual lots or tracts which do not result in increased overall GLA square footage.
  - (i) Changes in industrial building square footage or lot coverage percentage which do not result in increased overall building square footage or total lot coverage percentage.
  - (j) Changes in mixed use land uses and overall dwelling unit densities, or commercial GLA square footage or industrial building square footage or total lot coverage percentage, which do not result in an increase to the above categories.
  - (k) Reorientation or slight shifts or changes in building or structure locations including setbacks.
- (2) Major changes that are subject to final review and approval by the Board are those changes that will modify or increase the density or intensity of the Conceptual Plan submittal requirements.

(Ord. No. 13-20, § 2, 7-11-2013)

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~~B. Permitted uses:~~

~~(1) Residential Development:~~

- ~~(a) Single-family attached or detached dwellings; two-family dwellings; and multi-family dwellings (three or more dwelling units per building); manufactured homes meeting the requirements of the National Manufactured Home Construction and Safety Standards (HUD Code).~~
- ~~(b) Churches, schools, community or club buildings, and similar public and semi-public facilities.~~
- ~~(c) Group housing, nursing homes, congregate living and physical rehabilitation centers, adult and child day care centers and community residential homes.~~
- ~~(d) Parks and Open Space.~~

~~(2) Commercial Development:~~

- ~~(a) All uses included in the Neighborhood Business Classification (B-1), Community Business Classification (B-2), Regional Business Classification (B-4), and the Heavy Business Classification (B-5).~~
- ~~(b) Office or Business Parks.~~
- ~~(c) Churches, schools, community or club buildings and similar public and semi-public facilities, including parks and open space, child day care facilities.~~

~~(3) Industrial Development:~~

- ~~(a) All uses included in the Industrial Complex Classification (IC), the Light Industrial Classification (M-1) and the Heavy Industrial Classification (M-2).~~
- ~~(b) Industrial parks.~~
- ~~(c) Commercial recreation facilities.~~
- ~~(d) Public and semi-public facilities, including parks and open space, and child day care centers.~~

~~(4) Institutional Development:~~

- ~~(a) Hospitals, clinics, convalescent homes, adult congregate living facilities, physical rehabilitation centers, mental rehabilitation centers, occupational rehabilitation centers and similar facilities.~~
- ~~(b) Churches, schools (public or private), day care facilities (adult or child), library.~~
- ~~(c) Other non-profit, religious or public uses or government owned or operated building, structure or land uses for public purpose.~~

~~(5) Mixed Use Development:~~

~~A combination of all permitted uses for Residential, Commercial, Industrial, and Institutional Developments, as listed in Section 4.2.6.B(1)-(4) above.~~

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~~Mixed use may only occur in the residential and industrial Future Land Use Map Classifications of the Marion County Comprehensive Plan and shall adhere to the following design requirements:~~

~~(6) Special Uses. The following uses may be allowed upon review of a SUP application by the Zoning Commission and approval by the Board of County Commissioners:~~

~~(a) Gas meter facility, except where such permits are pre-empted by state or federal regulations.~~

~~(b) Gas supply lines, high pressure, except where such permits are pre-empted by state or federal regulations.~~

~~(c) Sewage treatment plants with an inflow exceeding 5,000 gallons per day.~~

~~(d) Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law.~~

~~(e) Utility company service yards.~~

~~(f) 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.~~

~~(g) Wellfields.~~

~~C. Land use regulation:~~

~~(1) Classification of PUD Applications—Minimum Sizes:~~

~~(a) The minimum acreage for a PUD shall be two acres.~~

~~(b) The minimum parcel size for a single use either an Industrial or Commercial Park shall be 40 acres. Mixed Use standards are in Section 4.2.6.C(5) and (6) below.~~

~~(2) Maximum Density:~~

~~(a) The maximum density permitted shall be established by the Board, upon recommendation of the Development Review Committee and the Planning and Zoning Commission. The criteria for establishing a maximum density includes existing zoning, adequacy of existing and proposed public facilities and services, site characteristics, and the requirements of the Comprehensive Plan for any residential land use involving the area in question.~~

~~(b) In no case shall the maximum density permitted exceed that permitted by the site's land use designation except in vested developments which are vested for a higher density. The overall number of dwelling units permitted in a residential PUD shall not be allocated to any particular portion of the total site area unless the proposed development is a cluster type, residential PUD.~~

~~(c) Parcels which are subject to a land use blending overlay shall be developed in accordance with the density and or intensity established by the Comprehensive Plan Amendment.~~

~~(3) Recreation and Green Space:~~

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~~(a) Such uses as yard area, landscape area, parks, playgrounds, golf courses, beaches, bikeways, pedestrian walks, perimeter buffer areas, equestrian trails, and other similar improved, usable outdoor areas may be permanently set aside and shall be designated on the PUD Concept or Master Plan and Preliminary Plat as recreation or green space.~~

~~(b) Drainage retention areas. Up to 25 percent of stormwater facilities may be counted to satisfy area/acreage requirements for required recreation and green space. A higher percentage may be approved by DRC, depending on the design and lay of the facility.~~

~~(c) Design Criteria:~~

~~1. Recreational and green space shall be integrated throughout the Planned Unit Development to provide a linked access system to the open space area where feasible.~~

~~2. Recreational and green space may be improved, including compatible structures, to the extent necessary to complement the residential, commercial or industrial uses.~~

~~3. For design purposes 0.004 acres (175 square feet) per person or 350 square feet per dwelling unit shall be used in calculating the minimum recreation and green space to be provided in the development.~~

~~4. When a golf course is utilized to partially fulfill the recreation space requirement, other facilities to meet the active recreational needs of adults and children shall be provided.~~

~~(d) Space Calculations:~~

~~1. Parking areas and road rights-of-way may not be included in calculations of recreation and green space.~~

~~2. Waterbodies may be used to partially fulfill green space or recreational space requirements in accordance with the following criteria: calculations of area of waterbodies shall not exceed 50 percent of the total recreational space. Only those waterbodies which are available to the development for water-oriented recreation use such as boating, fishing, water skiing, swimming and have associated recreational land areas may be used in meeting these requirements.~~

~~3. If golf courses are used to partially fulfill recreation space requirements, a maximum of 60 percent of the golf course land may be counted toward the required recreation space. A golf course and waterbodies combined cannot exceed 75 percent of the required recreational space.~~

~~(4) Minimum Lot Area, Frontage, and Setbacks; and Accessory Uses:~~

~~(a) The minimum lot size for detached single-family structures is an area of not less than 5,000 square feet. The minimum lot size requirement may be waived by the Board if the arrangement of dwelling units provides for adequate separation of units. All lots to be platted at less than 5,000 square feet shall be required to have the typical location of structures on the Conceptual or Master Plan.~~

~~(b) Each dwelling unit or other permitted use shall have access to a public or private street. The County shall be allowed access on privately owned streets, easements and common~~

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~~open or green space to ensure the access of police and fire protection to meet emergency needs and to conduct County services.~~

~~(c) Minimum distances between structures and setbacks shall be:~~

~~1. Single family detached structure. Setbacks shall be noted on the preliminary plat. On a corner lot, the side street setback shall be not less than 15 feet. The Board may reduce the required side setbacks and the distances between structures provided proposed structures do not abut utility easements or otherwise affect the ability to provide and maintain utility service to each lot.~~

~~2. Separation between multi-family structures of two stories or less - 20 feet~~

~~3. Separation between multi-family structures of three stories - 25 feet.~~

~~4. Separation between multi-family structures of four stories - 35 feet.~~

~~5. Between structures of varying heights, the larger distance separation shall be required.~~

~~(d) Front setbacks shall be a minimum of 20 feet unless waived by the Board based on the recommendation of the Development Review Committee.~~

~~(e) Commercial tracts shall be subject to the same development standards as are found in B-1, B-2, B-4, and B-5 zoning classifications, as appropriate.~~

~~(f) Accessory uses and structures shall meet the setbacks shown on the master plan documents or as a minimum those set forth in the R-1, B-2, and M-1 zoning classifications.~~

~~(5) Maximum Commercial Use Area:~~

~~(a) Commercial uses will be limited to those uses permitted in the B-1 (Neighborhood Business Classification) for projects of a size equal to or greater than 250 dwelling units but less than 800 dwelling units; and to those uses permitted in the B-2 (Community Business Classification) for projects of a size equal to or greater than 800 dwelling units. Commercial uses are not permitted in projects under 250 dwelling units. More intense commercial uses may be permitted upon review and recommendation of the Development Review Committee.~~

~~(b) The maximum commercial use area permitted within a PUD shall be two acres per each 250 dwelling units. Said areas shall be situated internally and buffered so as not to create detrimental effect on adjacent residential areas. Said areas shall be located so as to best serve the residents of the project. Said areas shall not be located at the perimeter of the project with frontage on or direct access to a major through road so as to attract a market substantially outside of the project, unless such location is consistent with the location standards of the Future Land Use Map of Marion County.~~

~~(c) The commercial use area shall be specifically included in the development schedule.~~

~~(6) Maximum Commercial Use Area in an Industrial Future Land Use Map Classification:~~

~~(a) Commercial uses will be limited to projects of 100 acres or more in size and to those uses permitted in the B-2 (Community Business) classification only.~~

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~~(b) The maximum commercial use area permitted within a PUD shall not exceed one third of the total number of acres designated for industrial use. Said commercial areas shall be oriented, for vehicular access purposes, toward the interior of the PUD and; shall not have direct access to an arterial or collector roadway right-of-way as classified by the Marion County Comprehensive Plan or section line, quarter section line collectors.~~

~~(c) The commercial use area shall be specifically included in the development schedule.~~

~~D. Special requirements:~~

~~(1) Industrial developments shall comply with the performance standards in Section 4.3.9~~

~~(2) All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs, pilasters, and similar architectural features may protrude two 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) Outdoor ground and building lighting shall not cast direct light on adjacent dwellings or properties.~~

~~(5) Development Standards:~~

~~(a) The minimum construction requirement for streets or roads, sidewalks, sewer facilities, utilities and drainage shall be in compliance with the requirements of Article 6. Design requirements with respect to streets, sidewalks and drainage may be waived by the Board upon the recommendation of the Development Review Committee.~~

~~(b) The design of industrial parks or industrial areas shall give consideration to transportation facilities (rail and highway), traffic circulation, parking, utility needs, aesthetics and compatibility.~~

~~E. Review and approval procedures:~~

~~(1) PUD Plan Submittal:~~

~~(a) A zoning application submittal shall be accompanied by a Conceptual Plan, Master Plan, Major Site Plan or Preliminary Plat and at a minimum establishing:~~

~~1. Intent and character of the development.~~

~~2. Location of internal and external arterial or collector streets and connection points between and to those streets within the development.~~

~~3. Minimum lot/parcel sizes including heights or project design standards based on use such as residential vs. non-residential.~~

~~4. Building setbacks.~~

~~5. Dwelling unit types or mixes and maximum development density and units.~~

~~6. Maximum commercial gross leasable areas (GLA) for individual lots or tracts and project wide.~~

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- ~~7. Industrial building square footage or lot coverage percentage for individual lots or tracts and project wide.~~
  - ~~8. Minimum size and general location of common open space including buffer areas or zones and method of ownership and maintenance.~~
  - ~~9. Conservation open space areas with intended method of preservation ownership or maintenance.~~
  - ~~10. Location of water and sewage facilities.~~
- ~~(b) These documents shall be concurrently reviewed by the Development Review Committee who shall make a recommendation for approval or approval with conditions or for denial to the Planning and Zoning Commission and to the Board.~~
- ~~(c) PUD Amendments:~~
- ~~1. Changes to the plan of development which will affect the following items shall be subject to review and approval by Development Review Committee:~~
    - ~~a. Changes in the alignment, location, direction or length of any internal local street,~~
    - ~~b. Changes or adjustments in lot or parcel development standards which do not reduce the minimum lot or parcels standards listed in item (a)3,~~
    - ~~c. Changes in commercial gross leasable areas (GLA) for individual lots or tracts which do not result in increased overall GLA square footage,~~
    - ~~d. Changes in industrial building square footage or lot coverage percentage which do not result in increased overall building square footage or total lot coverage percentage,~~
    - ~~e. Changes in mixed use land uses and overall dwelling unit densities, or commercial GLA square footage or industrial building square footage or total lot coverage percentage, which do not result in an increase to the above categories,~~
    - ~~f. Reorientation or slight shifts or changes in building or structure locations including setbacks,~~
    - ~~g. Major changes listed below which are subject to final review and approval by the Board.~~
  - ~~2. Changes which will modify or increase the density or intensity of items (a)1—10 above shall be subject to review and approval by the Board through the PUD rezoning application process.~~
- ~~(2) Preliminary Plat/Major Site Plan:~~
- ~~(a) The Preliminary Plat or Major Site Plan for the first phase of development shall be submitted within two calendar years after approval of the PUD Zoning and the Master or Conceptual Plan by the Board.~~
- ~~{Ord. No. 13-20, § 2, 7-11-2013}~~

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Sec. 4.2.7. ~~G U~~ ~~Government Use.~~ P Public

Intent and purpose. The ~~Governmental Use Classification~~ Public is intended to apply to those areas where the only activities conducted are those of the U. S. Government, State of Florida, Marion County Board of Commissioners, Marion County School Board or incorporated communities in Marion County

A. Special Use. The following uses may be allowed upon review of a SUP Application by the Zoning Commission and approval by the Board:

- (1) Airport.
- (2) Armory.
- (3) Equipment yards.
- (4) Fire station.
- (5) Garbage transfer station.
- (6) Gas meter facility, except where such permits are pre-empted by state or federal regulations.
- (7) Gas supply lines, high pressure, except where such permits are pre-empted by state or federal regulations.
- (8) Government owned auditorium.
- (9) Hospital (County owned).
- (10) Landfill, any type.
- (11) Landfill, construction and demolition.
- (12) Park and recreation areas.
- (13) Penal institution, jail.
- (14) Post Office (US Postal Service owns land and building).
- (15) Schools.
- (16) Sewage treatment plants with an inflow exceeding 5,000 gallons per day.
- (17) Sheriff's Substation.
- (18) Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law.
- (19) 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.
- (20) Wellfields.

B. Lot and building standards:

The height limitations, setbacks and tract width shall be appropriate for the proposed use but in no case shall be less than for an ~~R-1RSS~~, single family, zoning classification.

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C. General requirements:

- (1) All setbacks shall be measured from the foundation or wall of buildings or structures; however, eaves, roof overhangs, pilasters, chimneys, and similar architectural features may protrude two feet into the 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 dwellings, structures or properties. Light pole height shall not exceed 25 feet.
- (4) Trash containers shall be screened using opaque materials.

(Ord. No. 13-20, § 2, 7-11-2013)