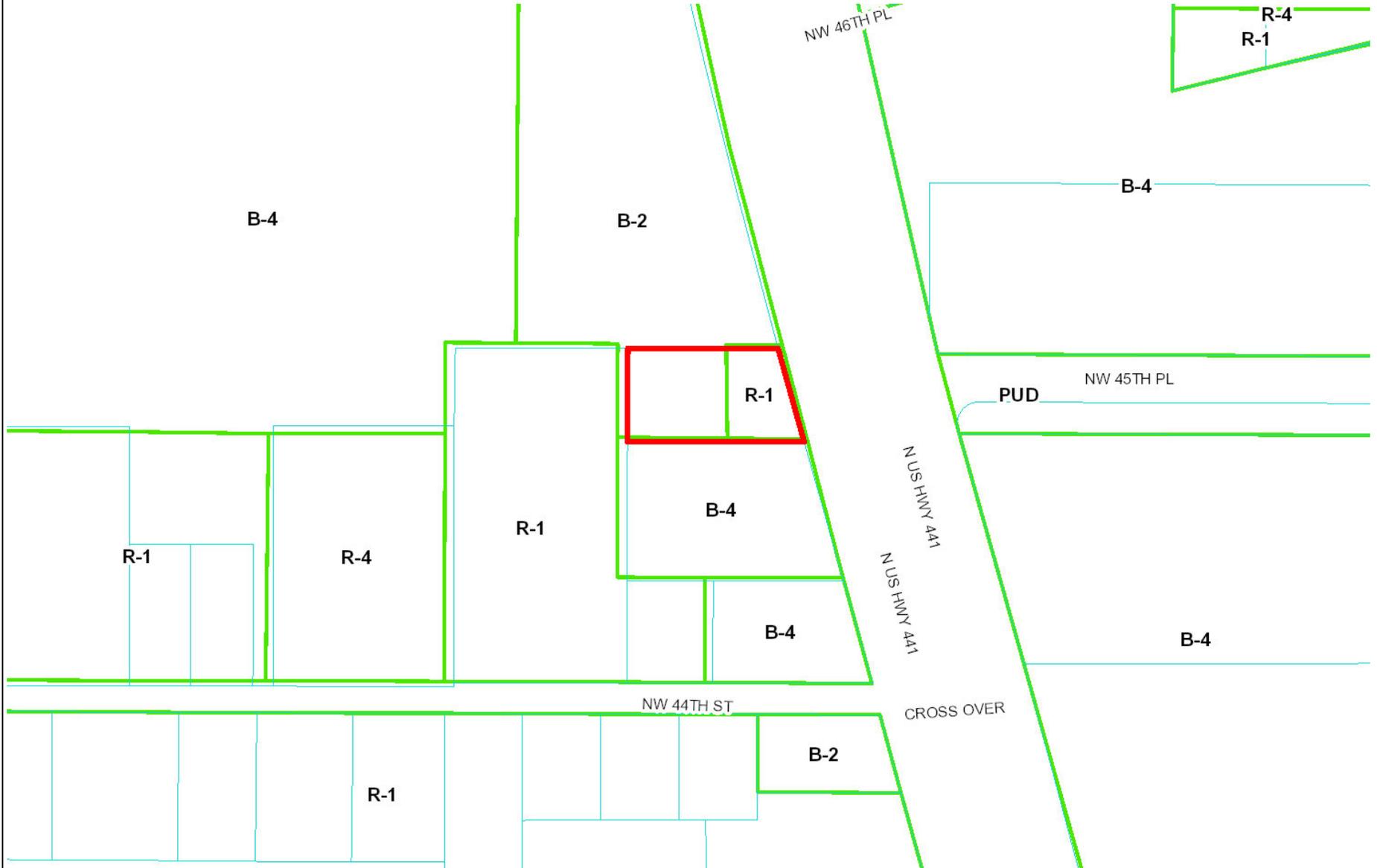




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 Marion County Property Appraiser

GIS Web Mapping Application

Last Updated: 9/18/2015



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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.

Table 4.2-6 Commercial Classifications Uses

Permitted Uses/Special Uses	B-1	B-2	B-3	B-4	B-5	P-RV	RAC	RC-1	RO	RR
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		P	P		P		P	
Adult entertainment					S					
Advertising specialties		P		P						
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		
Agricultural uses as an interim use (excluding livestock)	P	P	P	P	P	P	P	P	P	P
Air conditioning, heating and ventilating equipment		P		P	P					
Air conditioning room units, self contained, sales, service and repair		P		P	P					
Airport, general aviation					P					
Amusement parks		S	P	P	P					
Antiques	P	P		P	P		P			
Art gallery	P	P		P	P		P		S	
Art supplies		P		P	P					

Artisan shops and similar service establishments, retail	P	P		P	P		P			
Assembly and fabrication of goods using components which are manufactured elsewhere and brought to this site			P		P		S			
Astrologer, fortune teller	P	P		P	P					
Auction houses (excluding those for animals)			P		P					
Auto detailing, car wash inside building (outside in B-5 only)	P	P		P	P					
Auto repair, except body repair		P		P	P					
Auto repair, except body repair, four bay maximum	P	P		P	P					
Automobile and pick-up truck sales, new or used		S	P	P	P					
Automobile paint and body shop		S		S	P					
Automobile rental		P		P	P					
Automobile, used parts					P					
Automotive parts, new		P		P	P		P			
Awning and canvas, repair			P		P					
Awning sales				P	P					
Bakery (industrial/commercial)		S		S	P					
Bakery and/or delicatessen	P	P		P	P					
Bank	P	P		P	P		P			
Bar, alcoholic		P		P	P		P			
Barber or beauty shop	P	P		P	P		P		P	
Bed and breakfast inn	S						P			
Bicycles	S	P		P	P					
Blacksmith or farrier shops, retail				P	P		P	P		
Boat yard					P					
Boats and marine motors, sales and service		P		P	P					
Bookbinding					P					
Books and stationery	P	P		P	P					
Bottling plant (non-alcoholic beverages)		S		P	P					
Bowling alley	P	P		P	P					
Bus terminal				P	P					

Business machines and services		P		P	P				
Business offices, such as, but not limited to physicians, insurance, financial services, real estate, farm management and services	P	P		P	P		P		P
Cabinet or carpentry shop					P				
Camera and photo supplies	P	P		P	P				
Camping equipment	P	P		P	P		P		
Carpet and rug cleaning					P				
Cemetery, crematory, mausoleum		S		S	S				S
Child care centers	P	P		P	P		P		P
Church, Places of Worship	S	P	S	P	P	S	S	S	P
Clothing	P	P		P	P		P		
Club, private	P	P		P	P				P
Cold storage locker or plant			P		P		P		
Community residential home with seven or more residents							S		S
Community residential home with six or less residents							P		P
Confectionery	P	P		P	P				
Construction equipment sales					P				
Construction or contractor yard		S	P	S	P		P		
Convenience store, gas station, or car wash	P	P	P	P	P		P		
Dance studio	P	P		P	P				
Dental office	P	P		P	P				
Department store	P	P		P	P				
Detective agency	P	P		P	P				
Diaper service				P	P				
Dressmaking	P	P		P	P				
Drug store	P	P		P	P		P		
Dry cleaning plant					P				
Dry cleaning, pick-up	P	P		P	P				
Employment office		P		P	P				
Farm building construction yard					P		P	P	
Farm equipment, machinery and tractors - new and used, sales, repair, and leasing,			P	P	P		P	P	

retail										
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 wholesale				P	P		P	P		
Farm supply store including seed, feed, fertilizer, fencing posts and tack stores					P		P			
Fitness center	P	P		P	P		P			
Florist shop	P	P		P	P		P			
Food catering		P		P	P					
Fruit and vegetable (inside building)		P		P	P		P			
Fuel oil; sales and storage, retail					P		P			
Furniture	P	P		P	P					
Game arcade, coin operated		P		P	P					
Garage, public parking		P		P	P					
Garbage transfer station		S		S	S					
Garden supply	S	P		P	P		P			
Gas meter facility, except where such permits are pre-empted by state or federal regulations	S	S	S	S	S	S	S	S	S	S
Gas supply lines, high pressure, except where such permits are pre-empted by state and federal regulations	S	S	S	S	S	S	S	S	S	S
Gas, bottled			P	P	P	P	P			P
Gasoline sales, bait and tackle sales	P	P	P	P	P		P	P		P
Gift shop	P	P		P	P					
Glass and mirror shop				P	P					
Golf course	P	P		P	P					
Golf course, miniature		P		P	P					
Golf driving range		P		P						
Grain elevator					P			P		
Grocery	P	P		P	P		P			
Grocery store for primary use of residents and their guests							P			P

Gun shop		P	P	P	P		P	P		
Gymnasium, commercial	P	P		P	P					
Hardware	P	P		P	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	P	P		P	P					
Horse trailers and farm wagons - sales, repair, and manufacturing, retail				P	P		P	P		
Horses or cattle, not a sales operation (refer to general requirements)	S	S		S	S		P	S	S	
Hospital	P	P		P	P				S	
Hotel, motel		P	P	P	P					
Household appliance, repair	S	P		P	P					
Household appliances, sales	P	P		P	P					
Household furnishings, sales	P	P		P	P					
Ice cream	P	P		P	P		P			
Ice storage house					P					
Industrial equipment					P					
Insurance office	P	P		P	P				P	
Interior decorator	P	P		P	P				P	
Jewelry	P	P		P	P					
Kennel				P	P					
Laundry, commercial				P	P					
Laundry, commercial plant					P					
Laundry/Laundromats	P	P		P	P	P	P			P
Lawn mowers, power, sales and repair	S	P		P	P					
Leather goods, luggage	P	P		P	P					
Library	P	P		P	P				S	
Linen supply				P	P					
Loan company office	P	P		P	P				P	
Locksmith	P	P		P	P					
Lodge, fraternity, sorority	P	P		P	P				P	
Lumber yards and building material sales		S	P	S	P		P			

Machine shop					P				
Manufacturers representatives offices and warehouses			P		P				
Marina		P		P	P				P
Meat market	P	P		P	P		P		
Medical office	P	P		P	P			P	P
Medical transport service			P	P	P				
Milk distributing station			P		P				
Mobile home sales				P	P				
Model home sales lot or model home complex		P		P	P				P
Monuments or memorials				S	P				
Mortuary				P	P				
Motor freight terminal (truck terminal)			P		P				
Motorcycle sales and service		S	P	P	P				
Moving and storage firms and truck terminals			P		P				
Museum	P	P		P	P				S
Music school, Music shop	P	P		P	P				
New and used merchandise, outside building, flea market				S	P				
Newspaper printing plant					P				
Night club		P		P	P				
Office furniture and equipment		P		P	P				
Optical instruments	P	P		P	P				
Orphanage	P	P		P	P				P
Package liquor store		P	P	P	P		P		
Paint and wallpaper		P		P	P				
Painting and varnishing					S				
Pallet repair					S				
Parking lot	P	P	P	P	P				
Parking of commercial vehicles used for the permitted business purposes as an accessory use	P	P	P	P	P		P	P	
Parking of commercial vehicles in excess of 10,000 lbs. not used by permitted business	S	S	P	P	P		S	S	S

Pawn shop		S		P	P		S			
Pest control agency, supplies		S		P	P					
Pet supply	P	P		P	P		P			
Photographic studio	P	P		P	P				P	
Pipe, concrete, metal, retail or wholesale					P					
Plant nursery, retail	P	P		P	P			P	S	
Plant nursery, landscape contractor's yards				P	P		P			
Plant nursery, wholesale and retail	S	S		P	P			P	S	
Pool room		P		P	P					
Post Office (privately owned & leased facility)		P	P	P	P		P			
Poultry (raising)									S	
Pressing and mending, clothing	P	P		P	P					
Produce (inside building)	S	P		P	P		P	P		
Produce (outside building)		S	S	S	P		P	P		
Professional office	P	P		P	P		P		P	
Public parks, recreation building, private club and playground	P	P		P	P				P	
Pumps					P					
Race track, any kind					P					
Radio, TV studio		P		P	P					
Radio, TV, sales and repair	P	P		P	P					
Railroad terminal				P	P					
Recreational vehicle rental		P		P	P					
Recreational vehicle sales		S	P	P	P					
Redemption center for used aluminum, glass, plastic or steel				S	P					
Refill, bottle gas cylinders		S	P	P	P	P	P			P
Refrigerating equipment, commercial				P	P					
Repair and detailing of motor vehicles, recreational vehicles, or trailers			P	P	P					
Repair, household items		P		P	P					
Repair, watch and jewelry	P	P		P	P					
Research and testing lab				S	S					
Residential Dwelling Units (for single or multiple)	P	P	S	S	S	P	P	S		P

owner or employee)										
Restaurant equipment and supply sales				P	P					
Restaurant	P	P	P	P	P		P			P
Restaurant, fast food or drive through	S	P	P	P	P		S			
Riding academy, dude ranch					P			P		P
Road material, retail and wholesale					P					
School, vocational		P		P	P					
Schools, art, business, dancing, music	P	P		P	P					
Schools, public, and accredited private or parochial	P	P		P	P				P	
Seafood shop		P		P	P					
Septic tank service					P					
Service/maintenance buildings						P				P
Sewage treatment plants with an inflow exceeding 5,000 gallons per day	S	S	S	S	S	S	S	S	S	S
Sharpening and grinding shops					P		P			
Sheet metal shop					P					
Shoe store, repair, and shine	P	P		P	P					
Shooting facility, enclosed				P	P					
Shooting facility, outdoor					P					
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			P	S	P					
Sign shop, painting				P	P					
Skating rink				P	P					
Souvenir, notion, sundry	P	P		P	P					
Sporting goods	P	P		P	P					
Sports arena				S	P					
Sports facilities which may include tennis facility, racquet ball facility or swimming club facility						P			S	P
Sprayfields or other type of effluent disposal area when application rate exceeds	S	S	S	S	S	S	S	S	S	S

5,000 gallons per day, if allowed by law										
Storage warehouse for farm products			P		P			P		
Storage warehouses		S	P	S	P					
Storage, mini-warehouse	P	P	P	P	P		P			
Supermarket	P	P		P	P		P			
Swimming pool supplies		S		S	P					
Tailor	P	P		P	P				P	
Taxidermist		P		P	P					
Television, radio, phonograph	P	P		P	P					
Theater		P		P	P					
Theater, drive-in					P					
Tire recapping and vulcanizing					P					
Tobacco	P	P		P	P		P			
Toys	P	P		P	P					
Trailers, sales and service		S	P	P	P					
Trailers, manufacturing					P					
Travel agency	P	P		P	P				P	
Truck stop facilities, gas stations, service stations and fuel stores			P		P					
Upholstery or seat cover shop				P	P					
Used merchandise (inside building)	P	P		P	P					
Used merchandise, outside building, including flea market		S		S	P					
Utility company service yards	S	S	S	S	S		S	S		
Utility/storage sheds, metal or wood, sales				P	P					
Veterinary clinic, small animals only	P	P		P	P					
Veterinary office and supplies				P	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	S	S	S	S	S	S	S	S	S	S
Welding shop					P					
Wellfields	S	S	S	S	S	S	S	S	S	S

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 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
B-1	All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.
B-2	All commercial activities involving retail sales or rentals except restaurants, garden centers, lawn mower, bicycle, boat, and plant nursery sales shall take place in a completely enclosed building.
B-3	All uses allowed in this zoning classification shall be located within an enclosed structure with the following exceptions: <ul style="list-style-type: none"> • 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. • 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 • The display of motor vehicles, recreational vehicles and trailers, farm tractors and equipment, and heavy construction equipment which are for sale or lease may be exhibited in the front setback; however the front setback shall be increased to a minimum of 85 feet. • The temporary parking of commercial vehicles in truck stop facilities or public parking lots or facilities
B-4	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.
B-5	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.
P-RV	Indoor/outside display/storage limited to permitted uses.
ZRAC	Uses allowed in this zoning classification shall be located within an enclosed structure with the following exceptions:

	<ul style="list-style-type: none"> • 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 activities and outside storage of materials. Components and finished goods shall be fenced and screened from view from surrounding properties. • 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.
	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.
RC-1	Uses allowed in this zoning classification shall be located within an enclosed structure with the following exceptions:
	<ul style="list-style-type: none"> • 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. • 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. • 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.
RO	Uses allowed in this zoning classification shall be located within an enclosed structure.
RR	Indoor/outside display/storage limited to permitted uses.

D. P-RV zoning classification general requirements:

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.

- (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.
- (2)

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.

- (3) 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.

- (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.
- (13) 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.
- (14) 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.
- (15) 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.
- (2) Individual spaces for temporary living accommodations shall have access to internal streets and shall not have direct access to adjoining public rights-of-way.
- (3) 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.
- (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.
- (8) 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
- (9) 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.
- (10) Service buildings equipped with toilets, lavatories, showers, and laundry facilities shall be provided in accordance with Department of Health requirements.

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.

H. 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, M-1, or M-2 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 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

I. Zoning Lot and Building Standards:

Table 4.2-8 Commercial Classifications Standards

Zoning Classification	B-1	B-2	B-3	B-4	B-5	RC-1	RO	RAC	Comments
Maximum Height	50'	50'	50'	50'	50'	50'	50'	50'	
Maximum Floor Area Ratio	0.70	0.70	0.70	0.70	0.70	0.30		0.35	
Minimum Lot or Tract Width			200'				85'		
Minimum Lot or Tract Size							10,000 SF		
Maximum Gross Density Dwelling Units									
Residential Dwelling Units	1 per Shop or Store	1 per Shop or Store						*2 per Acre	*In RAC residential setbacks same as RR-1
Setbacks in Feet									
Front/(If Gas Pump Island on Front)	50/ (75)	40/ (65)	70	70	70	50	25	40/ (65)	
Rear	8	25	20	25	25	25	8	25	
Side/(If Gas Pump Island on Side)	10/ (65)	10/ (65)	20/ (40)	10/ (45)	10/ (45)	10	25	10/ (60)	
Gas Pumps or Island	25	25	25	25	25			25	

Table 4.2-9 Commercial Classifications Standards

Zoning Classification	P-RV	RR	Comments
Maximum Height	30'	Two Stories or 40'	
Maximum Impervious Area		40% of gross parcel area	
Accessory Use			
Minimum Land Area for Recreation Facility		8 Acre	
Minimum Lot Area Minimum Lot Width			
Manufactured Home Mobile Home	4,000 SF 40'	4,000 SF 40'	
Park Model Trailer with Additions	2,400 SF 35'	2,400 SF 35'	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'	1,500 SF 30'	

Group Campsite		20,000 SF	
Setbacks Manufactured Home Sites			
Front	20'	20'	Unless Parking is provided elsewhere in which case the setback is 8'
Rear	10'	10'	
Side	15'	15' separation between units	Located on opposite side of any adjoining site's side setback
Setbacks Park Model Sites			
Front	20'	10'	Unless Parking is provided elsewhere in which case the setback is 8'
Rear	10'	10'	
Side	15' Separation unit to unit or unit to addition	15' 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	10' 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. 4.2.2. - 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	R-1	R-2	R-3	R-4	MH	PMH	RR-1
Adult day care				S	P			
Art gallery	S	S	S	S	S	S		
Cemetery, crematory, mausoleum	S	S	S	S	S	S		
Child day care center							P	
Church, Place of Worship	P	P	P	P	P	P		S
Community and/or personal use garden	P	P	P	P	P	P	P	P
Community garage				P				
Community residential home with seven or more residents	S	S	S	S	S			
Community residential home with six or less residents (Medium density areas only in R-3)	P	P	P	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	S	S	S	S	S	
Gas supply lines, high pressure, except where such permits are pre-empted by state or federal regulations	S	S	S	S	S	S	S	
Hospital				S	P			
Keeping of pot-bellied pigs as pets	S	S	S	S	S	S		S
Library	S	S	S	S	S	S		
Low power radio station		S						
Maintenance and service buildings							P	
Management and administration center							P	
Manufactured buildings (DCA approved residential units)	P	P	P	P	P	P	P	P
Manufactured homes	S		S	S	P	P	P	P
Medical or dental office	S	S	S	S	S	S		
Mobile Home	S				P	P	P	P
Multi-family dwellings				P				
Museum	P	S	S	S	S	S		
Orphanage				P	P			
Parking of commercial vehicles in excess of 10,000 lbs.	S	S	S	S	S	S	S	S
Pigeon lofts meeting the requirements of <u>Section</u>	P	P	P	P	P	S	S	P

<u>4.3.20</u> , on lots one acre or larger								
Plant nursery, wholesale	S	S	S	S	S	S		
Private clubs and community centers	S			P	P		P	
Professional office	S	S	S	S	S	S		
Public lodging establishments including resort condominium, non-transient apartment, transient apartment, rooming house, bed and breakfast inn or resort dwelling	S	S	S	P	S	S	S	S
Public or private golf course or tennis facility which may include a country club or clubhouse	P	P	P	P	S	P		
Public park, playground or other public recreational use	P	P	P	P	P	P		P
Recreation building	S		S	S				
Rehabilitation center, physical				P	P			
School, accredited, public, private or parochial	S	S	S	P	P	S		
Sewage treatment plants with an inflow exceeding 5,000 gallons per day	S	S	S	S	S	S	S	
Single family and two-family dwellings			P	P	P			
Single family dwelling	P	P	P	P	P	P		P
Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law	S	S	S	S	S	S	S	S
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	S	S	S	
Wellfields	S	S	S	S	S	S	S	
Accessory Uses								
Accessory uses on non-contiguous vacant lot	S	S	S	S	S			S
Private building for housing dogs, cats or similar, small domesticated pets	P	P	P	P	P	P	P	P
Horses or cattle for personal use. (See special lot area and number requirements in 4.2.2.E. below.)	P	S	S	S	S	S	S	P
One family/guest cottage/apartment. Refer to <u>Section 4.3.18</u>	P	P				P		P
Chickens for personal use, limit 6 hens (see 4.2.2.C.(6) below)	P	P	P		P			P
Poultry for personal use	S	S	S	S	S			P
Private greenhouse or non-commercial (no retail sales) conservatory for plants or flowers	P							P

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 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.
 - (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.
- 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.
- F. General requirements in P-MH 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.
- G. Zoning Lot and Building Standards shall conform to Table 4.2-3:

Table 4.2-3 Residential Classifications Standards

Zoning Classification	RE	R-1	R-2	R-3	R-4	MH	PMH	RR-1
Maximum Height in Feet								
Main Structure	40	40	40	50	40 Max Two Story	40 Max Two Story	40	40
Accessory Use		20 Max Two Story	20 Max Two Story		20 Max Two Story		20	
Minimum Tract/Lot Area in Square Feet								

Single Family	32,670	10,000	10,000	7,500	7,500	10,000	4,000	Vested and/or FLUE Appendix A
Two Family			12,500	12,500	12,500			
Three or More Family				12,500				
Minimum Tract/Lot Width in Feet								
Single Family	150	85	85	85	75	85	45	Existing
Two Family			100	100	100			
Three or more Family				100				
Maximum Density in Units Per Acre								
Single Family	1	4	4	4	4	4	8	Vested and/or FLUE Appendix A
Two Family			6	6	4			
Multi-Family				8				
Medium High Density				8—12				
Multi-Family High Density				12—16				
Setback, Feet								
Front	25	25	25	25	25	25	15	25
Rear	25	25	15	25	25	25	8	25
Side	25	8	8	8	8	8	10	8
Accessory	All 25	Side 8 Rear 8	Side 5 Rear 5	Front 25 Side 8 Rear 8				
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 Article 5 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)