

Use Classifications	A	RA	AR	R1	R2	R3	R4	R6	R7	R10	RP	RMRP*	RM	C1*	C2*	C3*	CP	LM	HM	MP	CFD	RV	CONDITION/ LDR SECTION
RESIDENTIAL USES																							
Single Family Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	P**	P	P**	P**	P**	P	P	P	P	P		3
Bed & Breakfast Home	P	P	P	P	C	C	C	C		C													Sec. 3.12.03
Bed & Breakfast Inn	C	C	C	C	C					P				P	P	P	P						Sec. 3.12.02
Two-Family Dwelling Unit										P	P												Sec. 3.01.02.A.2
Multi-Family Dwelling Unit										P	C			P	P	P	P						Sec. 3.01.02.A.3
AGRICULTURAL USES																							
General Agriculture	P																						1
Non-Intensive Agricultural	P	P	P	P	P																		1 & Sec. 3.01.02.B.2
Agricultural Housing/Camps	C	C																					Sec. 3.12.02.B.3
Chicken Farms	C																						1
Egg Processing Facilities	C																						1
Exotic Animals	C																						13 & 3.01.02.B.1 & 2.
Greyhound Dog Farms	C																						20
Hog Farms	C																						1
Horse-Breeding Farms	P	P	P	P	P																		1
Kennels	C																P	P	P	P	P		1, 18 & Chap. II, Definitions
Loft/Aviary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					22.
Mills	C																						Sec. 3.01.2.B.6
Mining and Quarrying	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		Sec. 3.01.02.B.7
Plant Nurseries *5 acre requirement	P	C	C	C	C*									P	P	P	P	P					16 & Sec. 3.01.02.B.8
Obnoxious Uses	C													C	C	C	C	C	C	C	C		Chap. II, Definitions
Roadside Farm Stands	P	P	C																				Sec. 3.01.02.B.9
Slaughter Houses	C																						
Veterinary Clinics	P										C			C	C	C	P	C	P	P			12
COMMERCIAL USES (See Policy 1-1.13 of Comprehensive Plan for commercial site restrictions in Employment Center land use designation.)																							
Adult Use																	C	C					2 & Sec. 3.07.00
Amusements, Commercial	C													C	C		P						Sec. 3.01.02.C.2

*Only rental mobile home dwelling units are allowed in RMRP. **Residences permitted with site plan approval when used in conjunction with business.

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Automotive Repair															P	P	P	P	P	P			Sec. 3.01.02.C.3
Automotive Service Station/Convenience Store														P	P	P	P			P			Sec. 3.01.02.C.4
Banking														P	P	P	P			P			Sec. 3.01.02.C.5
Bar or Tavern														P	P	P	P	P	P	P			Sec. 3.01.02.C.6
Carwash														P	P	P	P			P			See Chap. II, Definitions
Consumer Services and Repair															P		P	P		P			Sec 3.01.02.C.7
Hotel or Motel															P	P	P						Sec.3.01.02.C.8
Marina	C	C	C												P	P	P			P	P		15 & Sec. 3.01.02.C.9
Medical Service											P				P	P	P	P	P				Sec.3.01.02.C.10
Personal Care Services															P	P	P	P	P				Sec.3.01.02.C.11
Professional Office															P	P	P	P	P	P	P		Sec.3.01.02.C.12
Recreation, Commercial															P	P	P	P	P				Sec.3.01.02.C.13
Research Services															P	P	P	P	P				Sec.3.01.02.C.14
Restaurant, Fast Food															P	P	P	P	P				Sec.3.01.02.C.15
Restaurant, General															P	P	P	P	P				Sec.3.01.02.C.16
Retail, Convenience															C	P	P	P	P	P			5 & Sec. 3.01.02.C.17
Retail, General															P	P	P			P			3.01.02.C.18
Self-Service Laundry															P	P	P						6 & Sec. 3.01.02.C.19
Self-Service Storage															C	P	P	P	P				Sec. 3.01.02.C.20
Theaters															P		P				P		Sec. 3.01.02.C.21
Recreational Vehicles																						P	17
Truck Yard	C																P	P	P	P			13 & Sec. 3.01.02.C.22
Vehicular Sales															C	C	P	P	P	P			Sec. 3.01.02.C.23
Wholesale and Warehouse															P	P	P	P	P	P			Sec.3.01.02.C.24
INDUSTRIAL USES																							
Airport																			P	P	P		8
Industrial, Light																			P	P			Sec. 3.01.02.D.2
Industrial, Heavy	C																		P, C	P, C			Sec. 3.01.02.D.3, 21 & 24

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Junkyard																	P		P	P			9 & Sec. 3.01.02.D.5
Recycling Center																		P	P	P	P		Sec. 3.01.02.D.4
Trucking Facilities																		P	P	P			Sec. 3.01.02.C.24
Warehouses																							Sec. 3.01.02.C.24
COMMUNITY FACILITY USES																							
Cemetery	C																C	C	C				10
College or University	C																P	P	P				
Church																	P	P	P				11
Community Residential Home										P							P	P	P				Sec. 3.01.02.E.4
Cultural Institution																	P	P	P	P			Sec. 3.01.02.E.5
Day Care Center														P			P	P	P				Sec. 3.01.02.E.6
Dormitory																	P	P	P				Sec. 3.01.02.E.7
Expressway Interchange, Wekiva																							
Family Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				Sec. 3.01.02.E.8
Family Residential Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				Sec. 3.01.02.E.9
Landfill	C																	P	C	C	P		21
Nursing Home											C	C					P						Sec. 3.01.02.E.13
Primary or Secondary School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P				Sec. 3.01.02.E.14
Utilities, Limited	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 3.01.02.E.15
Utilities, Major	C																P	P	P	P	P		Sec. 3.01.02.E.15
Wireless Antennas, Towers and Equipment																							
a., b. & c. below covered in Sec. 3.13.00																							
a. Camouflaged	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	19
b. Amateur Radio Station Operators/ Receive Only Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
c. All others must meet 3.13.00 requirements	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	19*
RECREATIONAL USES																							
Club Private or Country																	P	P	P				14 & Sec. 3.01.02.F.1
Riding Stable or Academy	C	C	C	C																			4 & Sec. 3.01.02.F.2
Parks and Recreation, Passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 3.01.02.F.4

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Hunting and Fishing Resorts	C	C	C	C	C										C						P	C	Sec. 3.01.02.F.3

TABLE INSET:

P = Permitted Use C = Conditional Use PLEASE SPEAK WITH A PLANNER FOR ANY COMMERCIAL USES.

3.01.04 Key to Conditions in Table of Permitted and Conditional Uses.

1. Keeping of Livestock for General Agriculture and Non-Intensive Agriculture: These uses shall only be Permitted as shown in Table 3.01.03 Schedule of Permitted and Conditional Uses and shall adhere to the following setbacks:
 - a. A Livestock Building should maintain a two hundred (200) foot setback from the property line. In the event that a Livestock Building cannot be constructed because of the two hundred (200) feet setback, then the Livestock Building shall be as closely centered as possible between the property lines AND shall maintain a fifty (50) foot setback from the property line.
 - b. If the Lot Width or Length is equal to or less than one hundred fifty (150) feet, then the Livestock Building shall be as closely centered as possible between the property lines AND shall maintain a fifty (50) foot setback from the property line.
2. Adult Uses: Adult Uses must comply with the provisions of Section 3.07.
3. Single-Family and Multifamily Dwelling Units in the C-1, C-2 Zones and RMRP.
 - a. Single-family and multifamily Dwelling Units are Permitted in the C-1 and C-2 zones, with Site Plan approval by the County Manager or designee when used in conjunction with the operation of a business on the premises. Such single-family and multifamily Dwelling Units shall be an integral part of the principle business structure and located behind or above that portion of the business structure devoted to service to the public.
 - b. Only rental single family dwelling units are permitted in RMRP.
4. Riding Stables or Academies:
 - a. Public or private riding stables or academies, where Permitted, shall not be located on a tract of Land less than ten (10) acres in size.
 - b. No structure housing the animals shall be less than two hundred (200) feet from the nearest Right-of-Way line of any Public Road, County Road, state or federal Road or highway or the adjacent boundary of property owned by others. This two hundred-foot setback may be reduced to one hundred (100) feet if the adjacent property is under common ownership.
5. Retail, Convenience Uses in the RMRP Zone. Retail, Convenience uses are allowed in the RMRP zone with site plan approval and when integrated into the rental park specifically for the purpose of serving the residents of the park and where total site area is less than or equal to 2% of the overall area in the rental park.
6. Self-Service Laundry in the RMRP Zone. Self-Service Laundry uses are allowed in the RMRP zone provided that use is situated to be equally convenient to all residents of the park and also provided that it is intended for use of the residents of the park only.
7. Recreational vehicles shall not be occupied as a residence permanently or temporarily in any zoning district except for the RV zoning district or as a temporary use under Section 10.02.02.
8. Airports:
 - a. Applicants shall secure preliminary approval from the state and federal aviation agencies prior to filing for a conditional use Permit.
9. Junkyards. Junkyards to include disposal and/or sanitary Landfill operations which shall meet the following provisions:
 - a. The minimum area of Land to be used shall not be less than forty thousand (40,000) square feet.
 - b. No junkyard, Automobile Graveyards and disposal and or sanitary Landfill operations shall be operated or maintained within one thousand (1,000) feet of any state or federal highway Right-of-Way provided however that a Person who was operating or maintaining a legally established junkyard, Automobile Graveyard and disposal and or sanitary Landfill operation less than one thousand (1,000) feet from any highway prior to July 1965 may be Permitted to operate and maintain his junkyard, Automobile Graveyard, and disposal and or sanitary Landfill operation if the view from such highway is screened by such fences on his property line as set forth above.

Provided further that the provisions herein shall not be constructed to prohibit and Person who operates or maintains a junkyard, Automobile Graveyard, and disposal and or sanitary Landfill operation less than one thousand (1,000) feet from any highway prior to July 1, 1965 to enlarge, expand or increase the size of said junkyard, Automobile Graveyard and disposal and/or sanitary Landfill operation.
10. Cemeteries:
 - a. Shall provide adequate means of ingress and egress for vehicles so that traffic along adjacent Public Roads or highways is not blocked or unduly congested while funeral processions are entering or leaving the cemetery.
 - b. Setbacks for grave Lots from the nearest property line adjacent to the Right-of-Way line of any Public Road, secondary or primary state or federal Road or highway shall be fifty (50) feet.
 - c. Setbacks for grave Lots shall be five (5) feet from any property not within the approved boundaries of the cemetery.
 - d. A Landscaped Buffer strip five (5) feet in depth shall be provided around all sides of the cemetery not fronting a Public Road, Road or highway and the requirements thereof shall be made as a condition of approval.

11. Churches. Where such Church property requires that the minister's single family dwelling unit be placed on Church premises, the area occupied by such residence shall be considered a Lot and shall conform to the general requirements for single-family Dwelling Units. The area occupied by such single family dwelling unit shall be calculated separately from the Lot Area of the Church Building.
12. Veterinary Clinics in the RP, C-2, LM, HM and MP Districts. All animal service and confinement areas shall be in an air conditioned and sound attenuated Building. Facilities for housing of not less than five (5) animals shall be maintained on premises.
- Under the RP District, no Boarding of animals shall be Permitted.
13. Truckyards in the A District. In the Agriculture district, only truckyards for citrus and produce transporting operation are allowed.
14. Clubs, Private. Where such private club required the caretaker's single family dwelling unit to be placed on the property of the private club's premises, the area occupied by such residence shall be considered a Lot and shall conform to the general requirements for a residence. The area occupied by such single family dwelling unit shall be computed separately from the Lot Area of the private club Building.
15. Marinas. Marinas, public or private, in Addition to the requirements set forth in these regulations, shall secure a Permit from the water Management district in which it is to be located and other Permits as required by state or federal agencies.
16. Plant Nurseries.
 - a. Plant nurseries and greenhouses, where Permitted in R-1, RA and AR, shall store all cans or containers, of whatever nature, and other equipment incidental thereto, inside Buildings or screened areas so that they are hidden from view of all property owned by others, or from any Public Road, County Road, secondary or primary state or federal Road or highway.
 - b. Retail sales may be conducted from the property where located in zoning districts C-1, C-2 and CP. For the Agriculture, AR, and RA zoning districts, retail sales may be conducted from the property only where such sales are incidental to the production of the plants and not as the primary usage of the property.
 - c. In R-1, Plant Nurseries shall be Permitted if the Land Area is less than five (5) acres. In R-1, Plant Nurseries shall require a Conditional Use Permit if the Land Area is equal to or greater than five (5) acres.
17. Recreational Vehicle Parks.
 - A. Requirements for New Development
 1. Special Accessory Use. Upon review by the Board of County Commissioners Accessory uses such as retail stores, laundries and other tourist oriented retail Developments may be Permitted subject to the following limitations:
 - a. Such uses shall be conducted solely for the convenience of the Occupants.
 2. Master Park Plan Permit Required. A Master Park Plan Permit is required prior to any Construction, extension, Alteration or disturbance of the Land or its natural features and vegetation; nor shall any Building Permit be issued prior to the review of a master park plan by the Lake County Planning Department.
 - b. Such retail establishments shall be oriented to the interior of the park.
 1. Kennel or Cattery. Any conditional use Permit issued for a Kennel or Cattery shall address the maximum number of animals to be Permitted in the Kennel or Cattery, required setbacks, the impact which animal noise and odor may have upon adjacent property owned by others, and provision for removal of animal waste and sewage.
 2. Greyhound Dog Farms. Any run, pen, Building, or structure used for such purpose shall maintain a two hundred (200) foot setback from the nearest Right-of-Way line of any Road, highway, or adjacent boundary of property owned by others. Any conditional use Permit issued for a greyhound dog farm shall address the maximum number of animals to be Permitted in the greyhound dog farm, required setbacks, the impact which animal noise and odor may have upon adjacent property owned by others, and provision for removal of animal waste and sewage.
 21. Incinerators and Landfills. A Final Site Plan shall be submitted to the Board of County Commissioners for consideration.
 22. Pigeon Lofts and Aviaries. The non-commercial breeding and husbandry of pigeons, as a hobby, may be conducted with the following restrictions:
 - a. Pigeon Lofts shall be used for the breeding and husbandry of pigeons.
 1. All Pigeons shall be confined in a loft, except for limited periods necessary for exercise, training, and competitions. At no time shall Pigeons be allowed to perch or use the Buildings or Property of others.
 2. All Pigeons shall be fed within the confines of the loft.
 3. No commercial activities such as sales, shows, exhibits, and/or races shall be staged on the Property. However, the Property may be used as a receiving area for racing homers. Pigeons or carrier Pigeons.
 4. Lofts shall be of such sufficient size and design, and constructed of such material, that it can be maintained in a clean and sanitary condition.
 5. Feed for said Pigeons shall be stored in such containers as to protect against intrusion by rodents and other vermin.
 6. The loft shall be kept dry and maintained in a sanitary condition.
 - b. The loft(s) shall only be permitted as shown in Table 3.01.03 Schedule of Permitted and Conditional Uses and shall adhere to the following Building Setbacks:
 1. A permanent Pigeon Loft shall maintain a structural setback of twenty-five (25) feet.
 2. A Portable Loft, less than thirty-two (32) square feet in size, specifically built to hold less than twelve (12) live birds in confinement and not permanently affixed to the ground or any other Structure is exempt from permitting and setback requirements.
 - c. The number of Pigeons and maximum size of the loft is limited as follows:
 1. Parcels 1/4 acre or less, no more than fifty (50) Pigeons, maximum pigeon loft size shall be eighty (80) square feet.
 2. Parcels 1/4 to 1/2 acre, no more than sixty (60) Pigeons, maximum pigeon loft(s) size shall be two hundred (200) square feet.
 3. Parcels 1/2 acre to one (1) acre, no more than one hundred (100) Pigeons, maximum loft(s) size shall be three hundred (300) square feet.
 4. Parcels over one (1) acre, no more than two hundred (200) Pigeons, maximum loft(s) size four hundred (400) square feet.

5. There shall be at least (1) square foot of floor space in any loft for each Pigeon six (6) months of age or older kept therein.
 6. Husbandry of fewer than twelve (12) birds shall be exempt from minimum loft size in this Section, but shall not be exempt from minimum Building Setbacks in Section 3.01.04.22.b.1 if larger than thirty-two (32) square feet in size.
- Special precautions shall be taken for the removal or storage of Pigeon excrement:
1. Compost piles shall not be located within fifty (50) feet of any well.
 2. Compost piles or storage containers shall be covered at all times.
 3. Reasonable precautions shall be taken to prevent an environment suitable for pathogens that cause public health hazards such as psittacosis, cryptosporidiosis, and histoplasmosis. Occurrence of any the aforementioned illnesses to the Property owner or a member of his/her family shall be reported to the Lake County Health Department.
- Pursuant to Section 9.07.00 of the Lake County Land Development Regulations, the Property owner shall be subject to the general requirements and construction standards regarding placement of a Pigeon Loft within a Special Flood Hazard Area.
- f. Pigeon Lofts are prohibited on Property within runway clear zones or on Property adjacent to active local and regional airports and airstrips.
 - g. The construction and location of the loft shall comply with all applicable County, state, and federal laws.
 - h. A Portable Pigeon Loft as defined in this Code shall be exempt from Building permitting requirements.
23. Exotic Animals. All appropriate federal and state permits shall be required in addition to the conditional use permit.
 24. Heavy Industrial Uses. Heavy Industrial Uses shall only be Permitted as shown in Table 3.01.03 Schedule of Permitted and Conditional Uses. Conditional Use approval shall be required where properties used for Heavy Industrial Uses are located within five hundred (500) feet of the property line of a residential area. The following conditions shall apply to Heavy Industrial Uses in these locations:
 - a. A minimum setback of one hundred (100) feet shall be required for all Buildings, Structures, outdoor storage areas, and areas for operation of vehicles and equipment from the property line of adjacent Residential and PUD zoning district.
 - b. All development shall comply with the Lake County Noise Ordinance.
 - c. Hours of Operation may be limited where properties used for Heavy Industrial Uses are located within five hundred (500) feet of the property line of a Residential or PUD Zoning District, based upon the nature of the proposed use and its relationship to surrounding residential Land uses.
 - d. Outside storage of materials shall be screened so they are not visible from rights-of-way or adjacent Parcels, unless it is another industrial use in accordance with Section 3.05.00. Soil-like materials that can generate dust shall be located in three-sided walled enclosures that are a minimum of ten (10) feet in height. The opening of the enclosure shall not be visible from rights-of-way or adjacent parcels.
 - e. The following standards shall be maintained:
 - i) All on-site travel ways and maneuvering lanes must be paved, watered, and swept as necessary to achieve maximum control of dust emissions.
 - ii) During operations, all stockpiles of materials with the potential of generating dust must be sprayed with water, oil or other solution meeting Best Management Practices, as necessary to achieve maximum control of particulate emissions.
 - iii) Measures to clean up spilled materials must begin within thirty (30) minutes of spillage to contain or dampen the material so that disturbance from wind, erosion and/or vehicle traffic are minimized.
 - f. Lighting. Lighting shall conform with the requirements of Section -3.09.00.
- 3.01.05 Similar uses, other than those specifically listed and not more obnoxious or detrimental than the uses listed in Subsection 3.01.03, may be Permitted in the commercial, industrial, agricultural, and community facility zoning districts after review and approval by the County Manager or designee.