
Sec. 50-700. Generally; use table.

This table establishes, for each zoning district, permitted uses (allowed by right), conditional uses (allowed if approved by staff pursuant to subdivision 5 of this division) and uses by special exception (allowed if approved by the county commission pursuant to subdivision 6 of this division).

Any use that is not listed as permitted, conditional or special exception and is not an accessory use (refer to subdivision 3 of this division) or a temporary use (refer to subdivision 4 of this division) is a prohibited use in that zoning district. When the zoning official interprets whether a particular proposed or existing use is permitted by right, is a conditional use, a use by special exception, a temporary use, an accessory use or a prohibited use in a particular zoning district, the zoning official may consider factors including, but not limited to, the following:

- (1) Hours of operation (including hours for service and deliveries);
- (2) Building and site arrangement relative to the neighboring permitted uses;
- (3) Types of vehicles used and parking requirements;
- (4) The number of vehicle trips generated; and
- (5) Whether the activity is likely to be found independent of the other activities on the site.

Each use must conform with all applicable requirements of this Code. A use may be listed in this table as allowed in a zoning district, but if a particular lot or structure does not meet the minimum requirements of this Code, the use will not be allowed on that lot or in that structure unless it is recognized as a legal non-conformity.

All uses, except for single-family dwellings, are subject to site plan review by staff in accordance with section 50-775, and other requirements, such as environmental provisions, contained in this Code.

Use (reference to code section that contains SE or CU requirements)	F/RR	A/RR	RR	R-1	R-2	RR-3C	C-1	C-2	C-3	C-4	I	RMU	PF	REC	NR-CON	
	In this table, P=Permitted Use; CU=Conditional Use; and SE=Use by Special Exception															
Agriculture																
Agricultural operation, bona fide	P	P	P				P	P	P	P						
Agricultural operation, intensive (50-756)	SE	SE														
Animals (not agriculture)																
Veterinary offices with outdoor pens, kennels or runs - ¹ if located adjacent to property zoned RR, R-1, R-2 or RR-3C (50-727)		P					CU ¹ P	CU ¹ P	CU ¹ P	CU ¹ P		CU ¹ P				
Lodging																
Bed and breakfast inn								P								
Recreational vehicle (RV) park/campground (50-758)									SE	SE						
Hotel or Motel										P						
Intensive Commercial and Industrial																
Manufacturing, assembly, processing, packaging, storage and distribution of products without emissions of odor, noise, dust, smoke, vibration or light								P	P	P	P					
Warehouses, including offices and showrooms								P	P	P	P					
Wholesale distribution centers									P	P	P					
Mining (50-759)	SE	SE	SE													
Construction contractors/trades offices with storage and equipment yard									P	P	P					
Junkyard, scrapyard, recycling facility (50-730)									CU	CU	CU					
Permanent sawmill or wood chipper (50-728)	CU	CU							CU	CU	CU					
Portable sanitation services (50-732)									CU	CU	CU					
Self-storage, RV/boat storage facilities								P	P	P	P					
Automotive paint and body (50-721)									CU	CU	CU					
Public Services																

Educational facilities (50-757)		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE		
Adult or child care facility							P	P	P	P						
Hospital								P	P	P				P		
Assisted living facility or nursing home (50-734)								CU	CU	CU						
Place of religious assembly, civic organization or membership club, indoor uses only (50-731)	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU						
Place of religious assembly, civic organization or membership club, with outdoor uses (50-760)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE						
Government offices and facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery (50-724)	CU	CU														
Recreation																
Public recreation uses ¹ restricted to passive, resource based recreation	P	P	P	P	P	P								P	P	p ¹
<u>Private recreation uses</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>								<u>P</u>	<u>P</u>	<u>p¹</u>
Fishing camp or club	P	P														P
Hunting camp or club	P	P														P
Residential																
Dwelling, single-family ¹ in RR-3C? only homes built to Florida Building Code, no mobile or manufactured homes	P	P	P	P	P	P ¹	P	P	P	P						
Community residential home (small) (50-729)	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU						
Community residential home (large) (50-729)					CU		CU	CU	CU	CU						
Adult or child care home	P	P	P	P	P	P	P	P	P	P			P			
Sales and services																
Restaurant (food and/or beverages) (if serves alcoholic beverages refer to Chapter 6)									P	P	P		P			
Retail (15,000 sq ft or less)									P	P	P		P			
<u>Retail (15,000 sq ft or more)</u>										<u>P</u>	<u>P</u>	<u>P</u>				
Sales or service of oil, gasoline, diesel, liquid petroleum, bottled gas or fuel storage and distribution (50-723)										CU	CU	CU	CU			

Food processing, such as butcher, custom processing and wrap services, cold storage - no live animals on premises	P	P							P	P	P	P	P			
Funeral homes with chapel (no crematorium)								P	P	P	P					
Personal services, such as barber, hair salon, nail salon, tattoo, piercing, gym, massage therapist								P	P	P	P		P			
Automotive sales, service and/or repair (excluding paint and body) (50-722)										CU	CU	CU				
Manufactured and modular home sales and service (50-733)										CU	CU	CU				
Professional services offices, such as attorney, architect, medical, engineer, title, financial, insurance, management, real estate, veterinarian without outdoor pens, kennels or runs								P	P	P	P		P			
Transportation																
Bus or truck terminal, truck stop, trucking company (must be located on State or Federal Highway)												P				
Utilities																
Communications towers and antenna (50-725)	CU	CU	CU						CU	CU	CU	CU		CU	CU	
Electric generating facilities (50-761)	SE	SE														
Essential public utility services note: county may have additional requirements for facilities on county owned property or county right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solar facilities (50-726)	CU	CU	CU						CU	CU	CU	CU				

Notes to Use Table:

Pursuant to Article IV, Section 9 of the Florida Constitution, the keeping of captive wildlife is regulated exclusively by the Florida Fish and Wildlife Conservation Commission (FWC). Any captive wildlife kept in the county must meet all FWC requirements. For the purpose of county zoning district use regulations, the county looks only at the use of the animal (regardless of the type or

species of animal). For example, the use of an animal as a personal pet is allowed in any zoning district. The use of an animal for commercial agricultural purposes is allowed in a bona-fide or intensive agricultural operation in the zoning districts that allow that use. In contrast, the use of an animal in a laboratory is prohibited because laboratories are prohibited.

(Ord. No. 2023-9, § 11, 12-5-2023; Ord. No. 2025-5, § 2, 9-2-2025)