

Policy 2.1.14: General definitions for uses:

1. **Agricultural Use:** Any generally accepted, reasonable, and prudent method for the operation of a farm, including, but not limited to, horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee; pisciculture, if the land is used principally for the production of tropical fish; aquaculture, including algaculture; sod farming; all forms of farm products as defined in Section 823.14(3), F.S. and farm production. Agricultural Lands are classified as such pursuant to Section 193.461, F.S.
2. **Commercial Use:** Any establishment providing goods and services, including but not limited to, retail stores, restaurants/bars, personal services, business services, healthcare facilities and services, professional offices, medical offices, transient travel and lodging facilities, and similar types of uses as further defined by the LDC.
3. **Industrial Use:** Any site or establishment involved in processing, assembly or manufacturing of goods, warehousing, distribution, research and development, resource extraction or processing, transportation, fabrication or similar uses as further defined by the LDC. Industrial uses do not generally involve the direct sale of goods and services to the general public.
4. **Residential Use:** One-family dwellings, two-family dwellings, multi-family dwellings, and various forms of group living and long term care facilities, and similar types of uses as further defined by the LDC.
5. **Permanent Open Space:** For land use designs or designations required to provide permanent open space, open space is defined as undeveloped lands suitable for passive recreation, conservation, and agricultural uses. All portions of the open space shall be maintained in a healthy vegetative state and all agricultural uses and activities shall be consistent with the current best management practices adopted by FDEP, FDACS, and/or the Marion County Board of County Commissioners, whichever is more stringent. The open space shall include at a minimum environmentally sensitive lands and locally significant resources required to be conserved and/or protected when practicable. The open space should be provided in a form which buffers the increased development densities from surrounding lands and supports and/or encourages the formation of wildlife and habitat connections when possible.

Policy 2.1.15: Neighborhood Commercial

Neighborhood commercial uses may be permitted within urban residential land use designations (Low, Medium, High, and Urban Residential) as shown on the Future Land Use Map Series provided the commercial uses are compatible with surrounding land uses and do not adversely affect adjacent areas or disrupt traffic patterns. These uses are limited to low intensity land usage and site coverage. Allowable neighborhood commercial uses are those that utilize existing residential structures for professional offices or new construction that resembles the appearance of a residential structure, as further defined in the LDC. All neighborhood commercial uses must be located along collector roads or minor arterials. Non-office commercial uses shall be restricted to those uses that primarily are to serve the immediate residential areas, promote non-automotive travel, and reduce trip lengths.

AGRICULTURAL USES

Policy 2.1.16: Rural Land (RL)

This land use designation is intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses. The base density shall be (1) dwelling unit per ten (10) gross acres, and the designation is a Rural Area land use. The following special provisions shall apply for new development not meeting the base density, as further defined in the LDC:

1. **Family Division:** A parcel of record within Rural Land may be permitted to be subdivided up to three times, provided that no resulting lot is less than one acre outside of the FPA and not less than three (3) acres inside the FPA consistent with Section 163.3179, F.S. and as further defined in the LDC.
2. **Cluster Density Bonus:** Rural Areas outside the UGB and not within the Farmland Preservation Area may develop as a cluster density bonus development under the PUD process up to a maximum of one (1) dwelling unit per seven (7) gross acres with a required minimum of 60% permanent open space set aside, as further defined in the LDC.
3. **Hamlets:** Residential uses in the Rural Areas outside the UGB and not within the FPA may develop as a hamlet development under the PUD process and shall provide a minimum of 60% permanent open space with cluster development in one of the following forms, and as further defined in the LDC:
 - a. one (1) dwelling unit per five (5) acres
 - b. one (1) dwelling unit per 3.5 acres with the permanent open space delineated as a separate tract from the individual developable parcels and shall remain under common ownership by the developer, property owner association, undivided property interest of the developable land within the hamlet, or a third party approved by the County Commissioners.

RESIDENTIAL USES

Policy 2.1.17: Low Residential (LR)

This land use designation is intended to recognize areas suited for primarily single-family residential units for existing and new development within the UGB, a PSA or Urban Area. Parcels outside of, but contiguous to the UGB and outside of the FPA are eligible for conversion to Low Residential designation through density bonus programs consistent with FLU Policy 2.1.3. The density range shall be up to one (1) dwelling unit per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

Where Low Residential abuts the Farmland Preservation Area or other Rural Area, hamlet, clustered or other development methods to preserve large tracts of open space are encouraged.

Policy 2.1.18: Medium Residential (MR)

This land use designation is intended to recognize areas suited for primarily single-family residential units within the UGB, PSAs and Urban Area. However, the designation allows for multi-family residential units in certain existing developments along the outer edges of the UGB or Urban Area. The density range shall be from one (1) dwelling unit per one (1) gross acre to four (4) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

Policy 2.1.19: High Residential (HR)

This land use designation is intended to recognize areas suited for a mixture of single-family and multi-family residential units to recognize existing and new development that is located within the UGB

or Urban Area. The density range shall be four (4) dwelling units to eight (8) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

Policy 2.1.20: Urban Residential (UR)

This land use designation is intended to recognize areas suited primarily for multi-family residential units, but allows for single-family residential units to provide for a mix of various housing types to meet the community needs within the UGB or Urban Area. The density range shall be eight (8) dwelling units to sixteen (16) dwelling units per one (1) gross acre and commercial uses shall be permitted as accessory uses within this land use designation, as further defined in the LDC. This land use designation is an Urban Area land use.

MIXED USES

Policy 2.1.21: Rural Activity Center (RAC)

This land use designation allows for mixed use nodes of residential (single-family and multi-family) and commercial uses, including agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the Urban Areas of the county for daily needs and services. This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than one-quarter (1/4 mile) or 1,320 linear feet from the center of the RAC for a maximum of 96 acres. For the Summerfield RAC which includes an off-set major road intersection pair (S. Hwy 301/SE 145th Street & S. Hwy 301/SE 147th Street) and lies west of the CSX Railroad Line, the one-quarter (1/4 mile) or 1,320 linear feet from the center may be measured from either major road intersection and extend east along SW 147th Street to the CSX Railroad Line. The maximum acreage of the Summerfield RAC is not to exceed 125 acres. New RACs shall have at least three existing businesses and be at least five (5) miles from other RACs, as measured from the center of the RAC, unless it can be demonstrated that eighty-five (85) percent of the RAC is developed. In order to minimize development impacts to the surrounding Rural Area, properties in the RAC shall be designed to provide shared access, obtain access from the lesser road class, and minimize impacts to the operations of the intersection, and compatibility concerns for the surrounding properties. The density range shall be up to two (2) dwelling units per one (1) gross acre and maximum Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is a Rural land use.

Policy 2.1.22: Commercial (COM)

This land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP). This land use designation is an Urban Area land use.

Policy 2.1.23: Employment Center (EC)

This land use is intended to provide a mix of business, enterprise, research and development, light to moderate intensity commercial, and light industrial, activities. This designation also allows residential uses, campgrounds and recreational vehicle parks (RVP). - This land use designation will allow for and encourage mixed use buildings. The density range for residential units shall be up to sixteen (16) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 2.0, as further defined by the LDC. This land use designation is an Urban Area land use.

NON-RESIDENTIAL/MIXED USES

Policy 2.1.24: Commerce District (CD)

This land use is intended to provide for more intense commercial and industrial uses than may be suitable in the Employment Center (EC) designation due to noise, odor, pollution, and other nuisance issues. A maximum Floor Area Ratio of 2.0 is allowed, as further defined by the LDC. This land use designation is an Urban land use.

Policy 2.1.25: Public (P)

This land use is intended to recognize publicly owned properties for the use of the general public or portions of the community infrastructure and services, which includes items such as parks, government buildings, water treatment plants, public safety facilities, schools, etc. with a maximum Floor Area Ratio is 1.0, as further defined in the LDC. This land use designation is allowed in the Urban and Rural Area.

Policy 2.1.26: Preservation (PR)

This land use is intended to recognize publicly or privately owned properties intended for conservation purposes and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency. Development for recreation, scientific research, education and training facilities, public facilities or services, etc. in this designation shall be limited to result in minimal impact to the preservation of the area as allowed under the contractual agreement or management plan, as further defined in the LDC. This land use designation is allowed in the Urban and Rural Area.

Policy 2.1.27: Municipality (M)

This land use is intended to identify properties that are located within municipalities in the County.

Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.) and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks ("RVP") and mixed uses. Any commercial uses in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited in the Rural Area (i.e., outside the UGB). As used herein, the term "equestrian-related use" shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. The maximum density ~~range~~ for residential ~~units~~ uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity ~~range~~ for non-residential uses ~~is a maximum (i) within the Urban Area (inside the UGB) shall be a~~ Floor Area Ratio of 0.5, as further defined by the LDC; ~~and (ii) within the Rural Area (outside the UGB) shall be a~~ Floor Area ratio of 0.35, as further defined by the LDC. The

foregoing ranges of densities and intensities may be limited or, within the Urban Area only, expanded pursuant to a specific Policy contained in Goal 10 of this Plan, or an approved PUD. This land use designation is allowed in the Urban and Rural Area. This land use designation applies only to lands that are part of a the Word Equestrian Center Development of Regional Impact equivalent under Chapter 380.06, F.S. currently the subject of FLU Policy 10.5.1; all lands within such project with this land use designation shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification to be established on the portion of the project with this land use consistent with Marion County’s Land Development Code (LDC).

Table 2-1: Summary of Future Land Use Designations *

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
MIXED USES			
Rural Activity Center (RAC)	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
URBAN AREAS (Inside and Outside UGB)			
RESIDENTIAL USES			
Low Residential (LR)	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
NON-RESIDENTIAL / MIXED USES			
Commercial (COM)	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, RVP
Employment Center (EC)	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public
ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)			
NON-RESIDENTIAL / MIXED USES			
Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality

World Equestrian Center (WEC)	0 – 4 du/ac (Urban Area) 0 – 1 du/10 ac (Rural Area)	0 – 0.5 for Urban Areas (inside the UGB) 0 – 0.35 for Rural Areas (outside the UGB)	World Equestrian Center, Office, Commercial, (in Rural Area limited by Policy 2.1.28) , Public, Recreation, Residential, RVP
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NOTE:

* Existing Future Land Use designations that do not comply with the table above are either properties that were recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined in this and other elements of this Plan.

** Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further defined in other elements of this plan.