

Sec. 62-1255. - Establishment of zoning classifications and consistency with comprehensive plan.

(a) *Zoning classifications established.* Within the unincorporated areas of the county, the following zoning classifications are hereby established, such zoning classifications being created under this article or being zoning classifications incorporated by reference under this article:

(1) Unimproved, agricultural and residential zoning classifications:

- a. General use zoning classification, GU.
- b. Productive agricultural zoning classification, PA.
- c. Agricultural zoning classification, AGR.
- d. Agricultural residential zoning classification, AU.
- e. Rural estate use residential zoning classification, REU.
- f. Rural residential zoning classification, RR-1.
- g. Suburban estate residential use zoning classification, SEU.
- h. Suburban residential zoning classification, SR.
- i. Estate use residential zoning classifications, EU, EU-1 and EU-2.
- j. Single-family residential zoning classifications, RU-1-13 and RU-1-11.
- k. Single-family residential zoning classification, RU-1-9.
- l. Single-family residential zoning classification, RU-1-7.
- m. Single-family attached residential zoning classifications, RA-2-4, RA-2-6, RA-2-8 and RA-2-10.
- n. Residential-professional zoning classification, RP.

(2) Multiple-family residential zoning classifications:

- a. Low-density multiple-family residential zoning classifications, RU-2-4, RU-2-6 and RU-2-8.
- b. Medium-density multiple-family residential zoning classifications, RU-2-10, RU-2-12 and RU-2-15.
- c. High-density multiple-family residential zoning classification, RU-2-30.

(3) Mobile home residential and recreational vehicle park zoning classifications:

- a. Rural residential mobile home zoning classifications, RRMH-1, RRMH-2.5 and RRMH-5.
- b. Single-family mobile home zoning classifications, TR-1 and TR-1-A.
- c. Single-family mobile home zoning classification, TR-2.
- d. Mobile home park zoning classification, TR-3.
- e. Single-family mobile home cooperative zoning classification, TRC-1.
- f. Recreational vehicle park zoning classification, RVP.

(4) Planned unit development zoning classifications:

- a. Planned unit development zoning classification, PUD.
- b. Residential planned unit development zoning classification, RPUD.
- c. Tiny House planned unit development zoning classification, THPUD.

(5) Commercial zoning classifications:

- a. Restricted neighborhood retail commercial zoning classification, BU-1-A.
- b. General retail commercial zoning classification, BU-1.
- c. Retail, warehousing and wholesale commercial zoning classification, BU-2.

(6) Tourist commercial and transient commercial zoning classifications:

- a. General tourist commercial zoning classification, TU-1.
- b. Transient tourist commercial zoning classification, TU-2.

(7) Industrial zoning classifications:

- a. Planned business park zoning classification, PBP.
- b. Planned industrial park zoning classification, PIP.
- c. Light industrial zoning classification, IU.
- d. Heavy industrial zoning classification, IU-1.

(8) Special zoning classifications:

- a. Environmental area zoning classification, EA.
- b. Government managed land zoning classification, GML.
- c. Institutional zoning classification, IN.

(b) *Consistency of zoning classifications with comprehensive plan.* The 1988 county comprehensive plan establishes specific future land use designations, which are depicted on the future land use map within the future land use element. The future land use element also has policies and criteria which delineate how the various designations shall be applied. The zoning classifications depicted on the official zoning map of the county shall be consistent with the future land use map and the policies and criteria relating to the application of future land use designations on the future land use map.

(1) *Future land use designations.*

- a. *Residential.* Residential uses include single-family detached, single-family attached, multiple-family, recreational vehicle park and mobile home developments.

1. Residential 30:

- A. Maximum, unless otherwise provide herein: 30 units per acre.
- B. Merritt Island redevelopment area: Development containing a mixture of uses: 50 units per acre per policy 1.3(B)(2) of the Future Land Use Element.
- C. Redevelopment district: 37.5 units per acre per policies 1.3(B)(1) and 11.2(F) of the Future Land Use Element.
- D. Planned unit development: 37.5 units per acre per policy 1.3(C) of the Future Land Use Element.

2. Residential 15:

- A. Maximum, unless otherwise provide herein: 15 units per acre.
- B. Redevelopment district: 18.75 units per acre per policy 11.2(F) of the Future Land Use Element.
- C. Planned unit development: 18.75 units per acre per policy 1.4(E) of the Future Land Use Element.

3. Residential 10:

- A. Maximum, unless otherwise provide herein: 10 units per acre.
- B. Redevelopment district: 12.5 units per acre per policy 11.2(F) of the Future Land Use Element.
- C. Planned unit development: 12.5 units per acre per policy 1.5(E) of the Future Land Use Element.

4. Residential 6:

- A. Maximum, unless otherwise provide herein: 6 units per acre.
- B. Redevelopment district: 7.5 units per acre per policy 11.2(F) of the Future Land Use Element.
- C. Planned unit development: 7.5 units per acre per policy 1.6(D) of the Future Land Use Element.

5. Residential 4:

- A. Maximum, unless otherwise provide herein: 4 units per acre.

- B. Redevelopment district: 5 units per acre per policy 11.2(F) of the Future Land Use Element.
- C. Planned unit development: 5 units per acre per policy 1.7(D) of the Future Land Use Element.
- 6. Residential 2:
 - A. Maximum, unless otherwise provide herein: 2 units per acre.
 - B. Redevelopment district: 2.5 units per acre per policy 11.2(F) of the Future Land Use Element.
 - C. Planned unit development: 2.5 units per acre per policy 1.8(D) of the Future Land Use Element.
- 7. Residential 1:
 - A. Maximum, unless otherwise provide herein: 1 unit per acre.
 - B. Redevelopment district: 1.25 units per acre per policy 11.2(F) of the Future Land Use Element.
 - C. Planned unit development: 1.25 units per acre per policy 1.9(D) of the Future Land Use Element.
- 8. Residential 1:2.5: 1 unit per 2.5 acres.
- b. *Neighborhood commercial*. Appropriate uses within the neighborhood commercial designation are specified in the Future Land Use Element. Residential densities shall be subject to the conditions set forth in the Future Land Use Element.
- c. *Community commercial*. Appropriate uses within the community commercial designation are specified in the Future Land Use Element. Residential densities shall be subject to the conditions set forth in the Future Land Use Element.
- d. *Planned industrial*. Appropriate uses within the planned industrial designation are specified in the Future Land Use Element.
- e. *Heavy/light industrial*. Appropriate uses within the heavy/light industrial designation are specified in the Future Land Use Element.
- f. *Agricultural*. Appropriate uses within the agricultural designation are specified in the Future Land Use Element. Residential densities shall not exceed one dwelling unit per five acres.
- g. *Public facilities*. Appropriate uses within the public facilities designation are specified in the Future Land Use Element.
- h. *Recreation*. Recreation uses include all public parks and recreational facilities.
- i. *Public conservation*. Conservation land uses include lands under the ownership of the county, the St. Johns River Water Management District or other such agencies for the purpose of environmental protection and lands within the environmental area (EA) zoning classification. Residential densities shall not exceed one unit per 50 acres.
- j. *Private conservation*. Conservation land uses include lands under private ownership and are zoned (EA) zoning classification. Residential densities shall not exceed one unit per ten acres.
- k. *Developments of Regional Impact (DRI)*. DRI land uses include lands that have an adopted Development Order pursuant to the requirements of Chapter 380, Florida Statutes, Chapters 9J-12 and 28-24 Florida Administrative Code and applicable local ordinances.
- (2) *Consistency with future land use map*. The following table depicts where the various zoning classifications can be considered based upon the geographic delineation of future land uses on the future land use map and locational criteria defined in the policies of the future land use element of the 1988 county comprehensive plan. Where an application for a change of residential zoning classification is not consistent with the residential future land use map designation as depicted on the following table, the rezoning may be considered if the applicant limits the project to a density equal to or less than the maximum density threshold for the subject property.

EXHIBIT A. CONSISTENCY OF ZONING CLASSIFICATIONS WITH FUTURE LAND USE MAP SERIES

	Land Use Designations																
Zoning Classifications	Agric	Res 1:2.5	Res 1	Res 2	Res 4	Res 6	Res 10	Res 15	Res 30	NC	CC	PI	H/L	PUB	REC	PR CON	PUB CON
GU, PA, AGR, RRMH-5, PUD, RPUD, THPUD, RVP	Y									Y*		N		N			
AU, REU, RRMH-2.5	N	Y								Y*		N		N			
ARR, RR-1, SEU, RRMH-1	N		Y							Y*		N		N			
SR, TR-2	N			Y						Y*		N		N			
EU, EU-1, EU-2, RU-1-13, RU-1-11, TR-1, RA-2-4, RU-2-4	N				Y					Y*		N		N			
RU-1-7, RU-1-9, TR-1-A, TR-3, TRC-1, RU-2-6, RA-2-6	N					Y				Y*		N		N			
RU-2-8, RA-2-8, RA-2-10, RU-2-10	N						Y			Y*		N		N			
RU-2-12, RU-2-15	N							Y		Y*		N		N			
RU-2-30	N								Y	Y*		N		N			
BU-1-A, IN	Y**									Y**		N		N			
RP	N				Y**					Y		N		N			

BU-1, TU-1, TU-2	N	N	Y	N	N
BU-2	N	N	Y	Y**	N
PBP	N	N	Y	Y	N
PIP	N	N		Y	N
IU, IU-1	N	N		N Y	N
EA, GML	Y	Y		Y	Y

Land Use Designations	
Agric—Agriculture	NC—Neighborhood Commercial
Res 1:2.5—Residential (one unit per 2.5 acres)	CC —Community Commercial
Res 1—Residential (one unit per acre)	PI—Planned Industrial
Res 2—Residential (two units per acre)	H/L—Heavy/Light Industrial
Res 4—Residential (four units per acre)	PUB—Public Facilities
Res 6—Residential (six units per acre)	REC—Recreation
Res 10—Residential (ten units per acre)	PR CON—Private Conservation
Res 15—Residential (fifteen units per acre)	PUB CON—Public Conservation
Res 30—Residential (thirty units per acre)	

Explanation of Symbols

Y—Yes, classification may be considered.

Y*—Yes, classification may be considered, if permitted by Policy 2.10 of the Future Land Use Element.

Y**—Yes, classification may be considered if use is transitional, per Policy 2.11 or if permitted by Policy 2.14 of the Future Land Use Element, as applicable.

N—No, classification may not be considered.

(Code 1979, § 14-20.07; Ord. No. 99-07, § 8, 1-28-99; Ord. No. 2000-38, § 1, 8-1-00; Ord. No. 2002-01, § 4, 1-8-02; Ord. No. 04-29, § 2, 8-5-04; Ord. No. 2018-27, § 3, 12-4-18; Ord. No. 2022-32, § 1, 11-3-22)

Sec. 62-1334. - Agricultural residential, AU and AU(L).

The AU agricultural residential zoning classification encompasses lands devoted to agricultural pursuits and single-family residential development of spacious character.

The classification is divided into two types, AU and AU(L). The AU is the standard agricultural residential classification, while the AU(L) is a low intensity sub-classification more suited to smaller lots where the neighborhood has a more residential than agricultural character.

(1) *Permitted uses.*

a. 1. Permitted uses within the AU classification are as follows:

Single-family detached residential dwelling.

All agricultural pursuits, including the packing, processing, and sales of commodities raised on the premises as provided in chapter 86, article IV.

Raising and grazing of animals.

Dude ranches, with a minimum area of 40 acres. Barns or stables shall be 200 feet from any property line.

Fowl raising and beekeeping.

Parks and public recreational facilities.

Plant nurseries.

Private golf courses.

Private camps.

Foster homes.

2. Permitted uses within the AU(L) sub-classification are as follows:

Single-family detached residential dwelling.

Agricultural pursuits of a personal non-commercial nature. Structures for the housing of livestock and animals shall not be permitted within 100 feet of any existing residence under different ownership, except where otherwise permitted in section 62-2108.

Parks and public recreational facilities.

Foster homes.

b. Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):

Fish camps (section 62-1835.4.5).

Group homes, level I, subject to the requirements set forth in section 62-1835.9.

Landscaping business (section 62-1837).

Mobile home residential dwelling (section 62-1837.7.5).

Power substations, telephone exchanges and transmission facilities (section 62-1839).

Preexisting use (section 62-1839.7).

Private parks and playgrounds (section 62-1840).

Resort dwellings.

Temporary living quarters during construction of a residence.

Tenant dwellings: Mobile homes (section 62-1843).

Tenant dwellings: One unit is permitted for each five acres of land under the same ownership. Tenant dwellings must be 100 feet from property of different ownership (section 62-1842.5).

Tiny house or a THOW.

(2) *Accessory buildings or uses.* Accessory buildings and uses customary to residential and agricultural uses are permitted. (Refer to definition cited in [section 62-1102](#) and standards cited in [section 62-2100.5](#)).

(3) *Conditional uses.* Conditional uses are as follows:

Accessory dwelling unit.

Airplane runways ([section 62-1905](#)).

Bed and breakfast inns ([section 62-1912](#)).

Boarding of horses and horses for hire ([section 62-1913](#)).

Captive wildlife ([section 62-1958](#)).

Change of nonconforming agricultural use.

Composting facility.

Farmers' market ([section 62-1929](#)).

Guesthouses or servants' quarters, without kitchen facilities ([section 62-1932](#)).

Hog farms ([section 62-1934](#)).

Land alteration (over five acres) ([section 62-1936](#)).

Private heliports ([section 62-1943.5](#)).

Roadside stand ([section 62-1945.5](#)).

Security mobile homes.

Single-family residential second kitchen facility.

Skateboard ramps ([section 62-1948](#)).

Substantial expansion of a preexisting use ([section 62-1949.7](#)).

Veterinary hospital, office or clinic, pet kennels ([section 62-1956](#)).

Wireless telecommunication facilities and broadcast towers.

Zoological parks ([section 62-1960](#)).

(4) *Minimum lot size.* An area of not less than two and one-half acres is required, having a minimum width of 150 feet and a minimum depth of 150 feet.

(5) *Setbacks.*

- a. Structures shall be set back not less than 25 feet from the front lot line, not less than ten feet from the side lot lines, and not less than 20 feet from the rear lot line. If a corner lot is contiguous to a key lot, then the side street setback shall be not less than 25 feet.
- b. Accessory buildings shall be located to the rear of the front building line of the principal building and shall be set back not less than 15 feet from the side lot lines and not less than 15 feet from the rear lot lines.
- c. Setbacks for barns and stalls are as follows:
 1. *Front:* 125 feet from the front lot line.

2. *Side*: 50 feet from the side lot line.
 3. *Rear*: 50 feet from the rear lot line.
- (6) *Minimum floor area*. Minimum floor area is 750 square feet of living area.
- (7) *Maximum height of structures*. Maximum height of structures is as follows:
- a. Residential structures: 35 feet.
 - b. Structures accessory to an agricultural use: 45 feet.

(Code 1979, § 14-20.08(D); Ord. No. 95-47, §§ 8, 9, 10-19-95; Ord. No. 95-49, § 18, 10-19-95; Ord. No. 95-51, § 3, 10-19-95; Ord. No. 96-16, §§ 8, 9, 3-28-96; Ord. No. 96-46, § 10, 10-22-96; Ord. No. 97-29, § 2, 8-12-97; Ord. No. 97-46, § 1, 12-2-97; Ord. No. 98-03, § 6, 1-29-98; Ord. No. 98-08, § 2, 2-10-98; Ord. No. 98-11, § 3, 2-26-98; Ord. No. 98-62, § 5, 12-3-98; Ord. No. 2002-49, § 5, 9-17-02; Ord. No. 2003-03, § 6, 1-14-03; Ord. No. 03-40, § 1, 8-12-03; Ord. No. 04-29, § 6, 8-5-04; Ord. No. 2004-52, § 4, 12-14-04; Ord. No. 2005-25, § 5, 5-19-05; Ord. No. 05-27, § 2, 5-19-05; Ord. No. 2007-59, § 9, 12-6-07; Ord. No. 2009-06, § 2(Exh. A), 2-5-09; Ord. No. 2010-22, § 10, 11-23-10; Ord. No. 2011-17, § 4, 5-26-11; Ord. No. 2013-38, § 1, 11-19-13; Ord. No. 2013-38, § 1, 11-19-13; Ord. No. 2014-30, § 3, 10-2-14; Ord. No. 2018-27, § 7, 12-4-18; Ord. No. 2024-29, § 6, 11-7-24)

Editor's note— Ord. No. 2013-38, § 1, adopted November 19, 2013, amended § 62-1334 to read as set out herein. Previously § 62-1334 was titled agricultural residential, AU and AU(L).