

# Permitted Land Uses

These lists are an excerpt from the Jefferson County Land Development Code. Copies of the Future Land Use Map (FLUM), or portions thereof, are available from the Jefferson County Property Appraiser's Office.

## 2.02.00 USES ALLOWED IN LAND USE DISTRICTS

### 2.02.01 Generally

This Section defines and prescribes the specific uses allowed within each land use district described in the Jefferson County Comprehensive Plan and this Code.

### 2.02.02 Types of Uses

#### A. Residential

1. The category of residential uses includes single-family dwellings, accessory apartments, multi-family dwellings in a variety of housing types, modular and manufactured housing, but specifically excludes recreational vehicles.
2. While a district may be designated for residential use, it does not follow that any housing type (i.e. single-family, apartment, townhouse) is allowed. Certain areas are limited to one or more housing types in order to preserve the established character of the area. Refer to the table of development standards in Section 2.04.07.

#### B. Institutional

1. This type of use includes educational facilities (public or private), pre-school and day care facilities (public or private), houses of worship, cemeteries without funeral homes, residential care facilities, halfway housing, nursing home facilities, eleemosynary uses and all other similar institutional uses.

#### C. Outdoor Recreational

1. These uses include areas for outdoor recreational activities such as picnicking, jogging, cycling, arboretums, licensed airstrips, hiking, golf courses, playgrounds, ballfields, outdoor ball courts, stables, rodeo arenas, outdoor swimming pools, and water-related or water-dependent uses such as boat ramps, fishing docks and piers, hunting, recreational shooting, firing ranges, marinas, miniature golf courses, race tracks, and similar recreational or quasi-recreational activities and all similar outdoor recreational uses, whether public or private, together with

ordinary amenities and service normally associated with such uses. Commercial uses of these shall require a special exception permit.

#### **D. Professional Service and Office**

1. This group of uses includes service business and professional offices, medical offices or clinics, government offices, financial institutions , and personal service businesses where the service is performed on an individual-to-individual basis as opposed to services which are performed on objects or personal property. Examples of personal services are barber shops, beauty shops, or photography studios. This group of uses may include a dispatching/communications/office center for the distribution of goods, but specifically excludes the warehousing or actual distribution of goods.
2. Broadcast stations and newspaper offices.

#### **E. General Commercial**

A wide variety of general commercial (retail activity), commercial recreational, entertainment, and related activities is included in this group of uses. Examples include professional and office uses listed in Section 2.02.02(D) above, as well as the following specific uses, and all substantially similar types of uses:

1. Arcades , billiards/pool parlors, bowling alleys, indoor recreation centers and gymnasiums/spas/health clubs.
2. Community centers and fraternal lodges.
3. Commercial or trade schools such as dance and martial arts studios, adult education centers, but not vocational-technical schools.
4. Department stores and other retail sales stores, such as shoe stores, clothing stores, pharmacies, florists, and book stores.
5. Funeral homes, cemeteries, and mortuaries.
6. Farm and garden supply, building supply, and vehicle parts and accessories, (including vehicle sales/service/repair).
7. Grocery stores, supermarkets (including convenience stores), and specialty food stores (such as meat markets, and bakeries).
8. Limited wholesale and warehousing activities (mini- warehouses), petroleum sales and service, combination petroleum sale and food marts, and similar facilities.
9. Hospitals.
10. Hotels or motels.
11. Service businesses such as blueprint, printing, catering, tailoring, travel agencies, upholstery shops, laundries/dry cleaners, and light mechanical repair stores (such as camera, TV, or bicycle repair shops).
12. Restaurants including open air cafes.
13. Shopping centers, excluding regional malls or centers, not to exceed one-hundred thousand (100,000) square feet of gross leasable area (GLA).
14. Theaters and auditoriums.

15. Commercial outdoor recreational.
16. Roadside produce stands, temporary or permanent.
17. Point-of-Sale retail plant nurseries.
18. Veterinary offices and animal hospital, provided the facility has no outside kennels.
19. Broadcast Stations.
20. LP gas storage and/or distribution facilities for ten thousand (10,000) gallons or less.

## **F. High Intensity Commercial**

The uses in this group include all uses in General Commercial. Activities which require outdoor storage, have higher trip generations than general commercial listed above, or have the potential for greater nuisance to adjacent properties due to noise, light and glare, or typical hours of operation shall be classified as general commercial. This group of uses includes the following list of specific uses and all substantially similar activities based upon similarity of characteristics.

1. Vehicle sales, rental, service, and repair, including truck stops, body shops, road services, car wash facilities, and the sales, rental, repair and service of new or used automobiles, boats, buses, farm equipment, motorcycles, trucks, recreational vehicles, and mobile homes.
2. Gasoline sales and service, combination gasoline sale and food marts, and similar facilities.
3. Recreational vehicle and travel trailer parks.
4. Taverns, bars, lounges, night clubs, and dance halls that allows alcohol to be consumed on the premises is considered a minor development (see 2.02.08)
5. Financial institutions.
6. Veterinary offices and animal hospital with outside kennels.
7. Storage yards for equipment, machinery, and supplies for building and trades contractors, garbage haulers.
8. Flea markets or similar outdoor or indoor/outdoor sales complexes.
9. Shopping Centers, including regional malls or centers, exceeding one-hundred thousand (100,000) square feet of gross leasable area (GLA).

## **G. Local Public Service Activities**

This group of activities includes those uses which generally provide essential or important public services directly to the consumer or are small scale facilities, and which may have characteristics of potential nuisance to adjacent properties due to noise, light and glare, or appearance. Government offices or government agency offices specifically are not included in this group of uses. Uses include the following, and substantially similar activities, based upon similarity of characteristics:

1. Emergency service activities such as buildings, garages, parking, and/or dispatch centers for ambulances, fire, police and rescue.
2. Radio and television transmission towers 1000 feet or less in height.
3. Utility facilities, such as water and wastewater pumping stations, and utility linear distribution/collection facilities' corridors/easements/right-of-way which contain water or wastewater lines as part of a consumer distribution or collection system.
4. Maintenance facilities and storage yards of 1 acre or less for school, government agencies, and electric, telephone and cable companies.
5. Bus terminals.
6. Public Service linear distribution/collection facilities such as electric distribution lines and natural gas lines, telephone lines, and cable TV lines for customer distribution.
7. Electric utility substations which serve only the surrounding area through distribution lines providing service directly to customers

## **H. Agricultural**

1. Agricultural uses include croplands, pastures, greenhouses, wholesale nurseries, forestry, aquaculture, feed lots, and buildings which are an accessory to these agricultural uses. Residential use may be allowed; refer to Table 2.04.06 for residential densities.
2. Livestock auctions by special exception.
3. Any pig sty, chicken coop, livestock pen, slaughterhouse, dog kennel or similar structure or activity must be located at least five hundred (500) feet from any dwelling unit located on any other lot or parcel of land and at least one hundred (100) feet from any boundary of the lot or parcel on which it is located.

## **I. Light Industrial**

An industry that has

1. No regulated emissions.
2. Does not create noise or vibrations above 60 decibels at the property line.
3. Does not create a hazard to the neighbors or the environment.
4. Involves a process that is contained entirely within the structure.
5. Is limited to ten (10) or less shipments and /or deliveries are needed per day. No regular deliveries or shipments by vehicles larger than three axles or an articulating vehicle.
6. Requires ten (10) or fewer parking spaces.

## **J. Heavy Industrial**

An industry that exceeds any of the Light Industrial guidelines

This type of use includes those wholesale and retail businesses for manufacturing, processing, storing, or distributing goods. Included in this category are uses which require primarily outdoor storage or the industrial activity itself is conducted outdoors. Such uses include, for example, LP gas storage and/or distribution exceeding one thousand (1,000) gallons, junkyards or salvage yards, and recycling collection centers.

## K. Mining

Resource extraction as defined in 378.403 (5) of the Florida Statutes. The types of uses in this group include surface mining, rock quarries, strip mining, borrow pits, and any extraction activities. Buildings and businesses for the refinement, processing, packaging, and transportation of extracted materials are included in this group of uses. This includes any pond over one acre in size and created by removal of materials and transported to an offsite location.

### 2.02.03 Allowable Uses within Each Land Use District

<i>NOTE: This table is NOT part of the LDC, it is a visual aid for informational purposes only.</i>										
Land Use Category	Type of Uses									
	Agricultural	Residential	Institutional	Outdoor Recreational	Local Public Service Activities	Roadside Production Stands, Temporary or Permanent	Linear Distribution or Collection Facilities	General Commercial	Light Industrial	Heavy Industrial
<b>A. Agriculture 20</b>	yes	yes (1)	yes (2)	yes	yes	yes	yes	no	no	no
<b>B. Agriculture 5</b>	yes	yes (1)	yes	yes	yes	yes	yes	no	no	no
<b>C. Agriculture 3</b>	yes	yes (1)	yes	yes	yes	yes	yes	no	no	no
<b>D. Conservation</b>	yes (3)	yes (4)	no	yes (5)	yes	no	yes	no	no	no
<b>E. Residential I, II</b>	no	yes (1)	no	yes	yes	no	yes	no	no	no
<b>F. Prison</b>	no	yes (1)	no	no	no	no	yes	no	no	no
<b>G. Industrial</b>	no	yes (1)	no	no	no	no	yes	no	no	yes
<b>H. Mining</b>	no	no	no	no	no	no	yes	no	no	no
<b>I. Mixed Use - Business/Residential</b>	no	yes (1)	yes	yes	yes	no	yes	yes	yes	yes
<b>J. Mixed Use - Suburban/Residential</b>	no	yes (1)	yes	yes	yes	no	yes	yes	yes	no
<b>K. Mixed Use - Interchange Business</b>	no	limited (6)	yes	yes	yes	no	yes	yes	yes	yes

(1) subject to the density standards in Table 2.04.07

(2) excluding residential care facilities and nursing homes

(3) silviculture only, subject to Best Management Practices
(4) subject to the density standards in Section 2.04.02 C (1) et seq., in this Code
(5) recreational activities consistent with protection of the area
(6) An attached single-family dwelling unit, which may include an attached mobile home, of up to 1,000 square feet of floor area, as an accessory dwelling unit for the purpose of providing security to an existing principal business use conducted on the same lot or parcel
<b>NOTE: Check individual listings below in each category for additional uses permitted only in specific land use districts.</b>

### ***A. Agriculture 20***

The following types of uses are allowed in the Agriculture 20 land use district.

1. Agricultural.
2. Residential, subject to the density standards in Table 2.04.07
3. Institutional, excluding residential care facilities and nursing homes.
4. Outdoor Recreational.
5. Local Public Service Activities.
6. Roadside Produce Stands, Temporary or Permanent.
7. The following specific uses, subject to special exception approval pursuant to Sections 9.08.00, et seq., of this Code: commercial outdoor arenas, commercial livestock auction facilities, commercial outdoor firing ranges, commercial race tracks, and marinas for more than three boats. Special events that occur only once a year or less and can comply with all other County requirements, may be issued a permit for the activity by the Planning Administrator, if the Administrator is satisfied that any negative impact on the county is not permanent.

### ***B. Agriculture 5***

The following types of uses are allowed in the Agriculture 5 land use district.

1. Agricultural.
2. Residential, subject to the density standards in Table 2.04.07.
3. Institutional.
4. Outdoor Recreational.
5. Local Public Service Activities.
6. Roadside Produce Stands, Temporary or Permanent.
7. The following specific uses, subject to special exception approval pursuant to Sections 9.08.00, et seq., of this Code: commercial outdoor arenas, commercial livestock auction facilities, commercial outdoor firing ranges, commercial race tracks, and marinas for more than three boats. Special events that occur only once a year or less and can comply with all other County requirements, may be issued a permit for the activity by the Planning Administrator, if the Administrator is satisfied that any negative impact on the County is not permanent.

### ***C. Agriculture 3***

The following types of uses are allowed in Agriculture III land use areas.

1. Agriculture
2. Residential, subject to the density standards in Table 2.04.07
3. Institutional.
4. Outdoor recreational.
5. Local Public service activities.
6. Roadside produce stands, temporary or permanent.
7. The following specific uses, subject to special exception approval pursuant to Sections 9.08.00, et seq., of this Code: Commercial outdoor arenas, commercial livestock auction facilities, commercial outdoor firing ranges, commercial race track, and marinas for more than three boats. Special events that occur only once a year or less and can comply with all other County requirements, may be issued a permit for the activity by the Planning Administrator, if the Administrator is satisfied that any negative impact on the County is not permanent.

#### ***D. Conservation***

The uses listed under sub-sections 1, 2, 3 and 4 below are allowed in the Conservation land use district.

1. Agricultural (silviculture only, subject to Best Management Practices)
2. Outdoor Recreational (recreational activities consistent with protection of the area)
3. Linear Distribution/Collection Facilities
4. Residential, subject to the density standards in Section 2.04.02 C (1) et seq., in this Code.

#### ***E. Residential I and II***

The following types of uses are allowed in the Residential I and II land use districts.

1. Residential, subject to the density standards in Table 2.04.07
2. Outdoor Recreational, including licensed airstrips as an accessory use
3. Local Public Service Activities, provided that all above-ground electric power lines are located on single pole structures
4. Agricultural
5. General Commercial (limited to those commercial activities that compliment or serve the residential area and is located within the interior of the subdivision.) **It is limited to one acre on subdivisions of 100 lots or more.**
6. Institutional, uses related to neighborhood developments, such as houses of worship, cemeteries whether institutional or commercial, and group homes for less than 6 residents.

#### ***F. Prison***

The following types of uses are allowed in the Prison land use district.

1. Prisons
2. Local Public Service Activities
3. Residential (For the Staff of the Prison. Up to 4 units per acre.)

### ***G. Industrial***

The following types of uses are allowed in the Industrial land use district.  
Specifically prohibited are hazardous waste and medical waste disposal facilities.

1. Light Industrial
2. Heavy Industrial
3. Local Public Service Activities
4. Agricultural

### ***H. Mining***

An Overlay District and the underlying Land Use designation shall remain

### ***I. Mixed Use - Business/Residential***

The following types of uses are allowed in the Mixed Use - Business/Residential land use district.

1. Residential
2. Institutional
3. Outdoor Recreational
4. Professional Service and Office
5. General Commercial
6. High Intensity Commercial
7. Local Public Service Activities
8. Agricultural
9. Light Industrial with outdoor storage

### ***J. Mixed Use - Suburban/Residential***

The following types of uses are allowed in the Mixed Use - Suburban/Residential land use district.

1. Residential
2. Institutional
3. Outdoor Recreational
4. Professional Service and Office
5. General Commercial
6. Local Public Service Activities



7. Agricultural
8. Light Industrial, with Special Exception approval .

***K. Mixed Use - Interchange Business***

The following types of uses are allowed in the Mixed Use - Interchange Business land use district. Certain uses as listed specifically in sub-subsection 9 below are allowed by special exception.

1. Institutional
  2. Professional Service and office
  3. General Commercial
  4. High Intensity Commercial
  5. Local Public Service Activities
  6. Industrial Light and Heavy
  7. Agricultural
  8. An attached single-family dwelling unit, which may include an attached mobile home, of up to 1,000 square feet of floor area, as an accessory dwelling unit for the purpose of providing security to an existing principal business use conducted on the same lot or parcel.
  9. More intense truck transport and highway-oriented activities, and regional distribution centers may also be allowable, subject to special exception approval in order to ensure the closest possible scrutiny of such uses. Activities subject to such special exception approval pursuant to Sections 9.08.00, et seq., of this Code include uses exceeding 100,000 square feet impervious land coverage; uses with a total land area of five or more acres; uses which have storage capacity for more than 50,000 gallons of petroleum product; and uses on environmentally sensitive lands as defined in the Conservation Element of the Jefferson County Comprehensive Plan.
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