

3.01.00 - Zoning District Use Regulations.

3.01.01 Generally. The purpose of this section is to describe the specific uses and restrictions that apply to the zoning districts established in these regulations. These regulations are intended to allow Development and use of property only in compliance with the goals, objectives and policies of Lake County as expressed in the Lake County Comprehensive Plan. Permitted uses and conditional uses are listed in the 3.01.03 Schedule of Permitted and Conditional Uses. A use or structure not identified as a permitted use or conditional use under the applicable zoning district listed in the Schedule of Permitted and Conditional Uses, shall be prohibited.

3.01.02 Classification of Uses.**A. Residential Uses:**

1. Single-Family Dwelling Unit. One (1) Dwelling Unit, including modular and mobile homes, that may be detached from any other Dwelling Unit or may be attached to another single-family Dwelling Unit on an adjacent Lot by a common party wall.
 - a. A solid foundation or Permanent skirting shall be required around the perimeter of the unit.
 - b. Any wheels, tongue or any transportation apparatus must be removed or enclosed.
2. Duplex or Two-Family Dwelling. A single Building containing two (2) Dwelling Units.
3. Multifamily Dwelling. Three (3) or more Dwelling Units within a single Building. Typical uses include Apartments, residential Condominiums, and townhouses.
4. Mobile Home Dwelling. One (1) Dwelling Unit within a mobile home.
5. Recreational Vehicle Park. A parcel of Land under unified ownership and Management which is planned, designed and constructed for the placement of recreational vehicles and tents for short-term occupancy of spaces rented from the owner for recreational purposes.

B. Agricultural Uses.

1. General Agriculture. Establishments for the keeping, grazing or feeding of livestock and animals; feedlots; croplands; aquaculture; silviculture; apiaries; honey extracting; and buildings which are an accessory use to these agricultural uses. This category of uses does not include processing or distribution plants for agricultural products and supplies when not an accessory use in conjunction with the agricultural operation. Exotic animals are not included in this classification.
2. Non-intensive Agriculture. The milking, feeding, or sheltering of farm animals or growing of supplemental food supplies for the domestic, noncommercial use of the families living on the land. Exotic animals are not included in this classification.
3. Family Garden. A private garden that is the principal use of the property, and that is planted for the cultivation, harvesting and personal use or consumption of fruits, flowers, vegetables or ornamental plants by one (1) person, family or subdivision community.
 - a. A Family Garden:
 - (1) Shall be limited to a maximum area of one-half (½) acre, or twenty-one thousand, seven hundred eighty (21,780) square feet; and
 - (2) Shall be located no closer than sixty-two (62) feet from the center line of adjacent roads and no closer than ten (10) feet from any other property line.
 - b. The following is prohibited on the property where a Family Garden is located:
 - (1) Sales of produce or other agricultural products;
 - (2) Outdoor storage of farm machinery, gardening equipment or containers of pesticides or fertilizers, other than composting bins with a maximum size of one hundred (100) square feet which shall be centered within the boundaries of the property; and
 - (3) Structures of any kind, other than composting bins.
4. Agricultural Housing/Camps. Housing for farmworkers where the occupants of such housing perform work either on or off the premises where such camp is located.
5. Greyhound Dog Farms. The keeping of greyhound dogs for sale, breeding, or racing purposes.
6. Kennel. The keeping of dogs and/or cats as defined in Chapter II, Definitions, except in a veterinary clinic or hospital.
7. Mills. Milling of natural resources, together with structures, machinery, equipment, and facilities incidental to the development thereof, including, but not limited to mills and sawmills, wood fiber mills, wood processing mills, turpentine stills.
8. Mining and Quarrying. Extraction of natural resources, together with structures, machinery, equipment, and facilities incidental to the development thereof, including, but not limited to extracting, processing, storing, selling and distribution of sand, clay, gravel, etc. and peat and muck recovery and processing.
9. Plant Nurseries. The cultivation for sale of horticultural specialties such as flowers, shrubs, and trees, intended for ornamental or landscaping purposes. Greenhouses are included in this classification.
10. Roadside Farm Stands. Stands that are used to show and sell products all of which are raised or produced on the land on which they are located.
11. Veterinary Clinic or Hospital. An establishment providing medical care, treatment, grooming, or boarding services for animals.
12. Agriculture Industry (Reserved).
13. Pigeon Husbandry. The hobby of breeding, raising, and showing pigeons for racing and show purposes only. The breeding, raising, and slaughtering pigeons as squab is excluded from this definition.

Dormitory. A facility providing group living quarters for a student body, religious order, or other group as an associated use to a college, university, Boarding school, orphanage, convent, monastery or other similar use.

8. Family Day Care Home. A facility that cares for six (6) or fewer children, not related to the operator by blood, marriage, adoption, or foster care responsibility, away from the client's own home, for periods of less than twenty-four (24) hours per day.
9. Family Residential Home. A Dwelling Unit licensed to serve clients of the Department of Health and Rehabilitative Services, which provides a living environment for up to six (6) unrelated residents, who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.
10. Primary or Secondary School. An organization formed and chartered for instructional purposes at a primary or secondary level, approved under the regulations of the State of Florida.
11. Comprehensive Transitional Education Facility. A group of jointly operating centers or units which provide educational care, training, treatment, habilitation, and rehabilitation services to Persons who have Developmental disabilities.
12. Landfill. A Solid Waste Land disposal area that receives Solid Waste, including residue from an incinerator, for disposal in or upon Land other than Land-spreading site, injection well, or a surface impoundment.
13. Nursing Home. An establishment providing bed-care and in-patient services for Persons needing regular medical attention, but excluding surgical or emergency medical services or providing care for alcoholism, drug addiction, mental disease, or communicable disease.
14. Utilities, Limited. Essential utility facilities, such as utility Rights-of-Way, electricity substations serving less than two hundred thirty (230) KV and associated with the local distribution of electricity, and private water and wastewater treatment plants provided that they are for the sole use of the particular private Development, and are not intended to serve a sub-regional or regional system.
15. Utilities, Major. This group of activities includes those uses which provide essential or important public services and utilities. Uses include the following, and substantially similar activities, based upon similarity of characteristics: utility facilities, such as water plants, wastewater treatment plants, power plants, electricity substations; and Maintenance facilities and storage yards for schools, government agencies, and telephone and cable companies. This section does not include telecommunications towers.
16. Public Safety Service. A benefit provided by a Governmental or Public Agency, or an entity owned or operated by a Governmental or Public Agency, for the protection of the health, safety, or general welfare of the residents of Lake County, Florida. This includes but is not limited to law enforcement, firefighting, emergency medical assistance or transport, search and rescue, and hazardous material cleanup.

F. Recreation Uses.

1. Club, Private or Country. An establishment providing meeting, recreation, or social facilities for a private or non-profit organization, primarily for the use of members and their guests.
2. Riding Stable or Academy. A stable, other than a private stable, used for the care of horses, ponies or other livestock to be used for instruction, recreation, renting or hiring or for Boarding such animals.
3. Hunting and Fishing Resort. An establishment, operated in association with a hunting or fishing reserve or resource, that offers accommodations and Accessory sale and rental of hunting and fishing equipment. This use classification does not include Hotels or motels.
4. Parks and Recreation. An outdoor recreational use with a low Intensity of Development. Typical uses include parks, playgrounds, biking and nature trails, picnic grounds, golf courses, and ball fields.

G. Mixed-Use Residential District. This district is established to identify areas within the County that are transitioning from conventional single use areas and are appropriate for the development of low intensity commercial, office, service, educational, institutional, and residential uses. The purpose of this district is to provide a mechanism which can contribute to the diversification of the area and support the economic base of an area in a manner consistent with the County's Comprehensive Plan.

(Ord. No. 2023-50, § 4, 8-8-23; Ord. No. 2023-60, § 2, 9-26-23; Ord. No. 2024-4, § 2, 2-13-24)

3.01.03 Schedule of Permitted and Conditional Uses.

	ZONING DISTRICTS																						
Use Classifications	A	RA	AR	R1	R2	R3	R4	R6	R7	R10	RP	RM	RM	C ₁	C ₂	C ₃	C ₆	LM	HM	M ₆	C ₆	RV	COND
																							LDR SE
RESIDENTIAL USES																							
Single-Family Dwelling Unit	P	P	P	P	P	P	P	P	P		P	P ¹	P	P ₂	P ₂	P ₂	P	P	P	P			Sec. 3.01.02.1

Bed & Breakfast Home	P	P	P	C	C	C	C	C			C												Sec. 3.12
Bed & Breakfast Inn	C	C	C	C							P			P	P	P	P						Sec. 3.12
Two-Family Dwelling Unit						P	P	P	P	P	P												Sec. 3.01
Multi-Family Dwelling Unit							P	P	P	P	C			P	P	P	P	p ⁸	p ⁸				Sec. 3.01
Recreational Vehicle Park																						P	Sec. 3.01
Mixed-Use Residential District														p ⁸	p ⁸	p ⁸		p ⁸	p ⁸				Sec. 3.01

AGRICULTURAL USES

General Agriculture	P																	p ³	p ³	p ³	P		Sec. 3.01
Non-Intensive Agricultural	P	P	P	P																	P		Sec. 3.01
Agricultural Housing/Camps	C	C																					Sec. 3.12
Chicken Farms	C																						
Egg Processing Facilities	C																						
Exotic Animals	C																						3.01.02.E
Family Gardens		P	P	P	P	P	P	P	P	P	P	P	P										Sec. 3.01
Greyhound Dog Farms	C																						Sec. 3.01
Hog Farms	C																						
Horse-Breeding Farms	P	P	P	P																			
Kennels	C														P		P	P	P	P			Sec. 3.01 & Chap. I Definitio
Loft/Aviary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Mills	C																			P			Sec. 3.01
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

Plant Nurseries *5 acre requirement	P	C	C	C*										P	P	P	P							Sec. 3.01
Obnoxious Uses	C													C	C	C	C	C	C	C	C			Chap. II, Definitio
Roadside Farm Stands	P	P	C																					Sec. 3.01.02.E
Slaughter Houses	C																	C						
Veterinary Clinics	P										C			C	C	C	P	C	P	P				Sec. 3.01.02.E

COMMERCIAL USES (See Policy 1-1.13 of Comprehensive Plan for commercial site restrictions in Employment Center land use designation.)

Adult Use														C		C									Sec. 3.01 & Sec. 3.02.
Amusements, Commercial	C													C	C		P								Sec. 3.01.
Automotive Repair															P	P	P	P	P	P					Sec. 3.01.
Automotive Service Station/Convenience Store														P	P	P	P			P					Sec. 3.01.
Banking														P	P	P	P			P					Sec. 3.01.
Bar or Tavern														P	P	P	P	P	P	P					Sec. 3.01.
Carwash														P	P	P	P			P					Chap. II, Definitio
Consumer Services and Repair															P		P	P		P			C		Sec 3.01.
Electronic Game Room Facility														P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴					<u>Sec. 3-67</u> Article X
Hotel or Motel															P	P	P								Sec.3.01.
Marina	C	C	C												P	P	P			P	P				Sec. 3.01.
Medical Service											P			P	P	P	P	P	P	P					Sec.3.01.
Personal Care Services														P	P	P	P	P		P					Sec.3.01.
Professional Office											P			P	P	P	P	P	P	P	P				Sec.3.01.
Recreation, Commercial															P	P	P	P							Sec.3.01.

Research Services														P	P	P	P	P	P			Sec.3.01.
Restaurant, Fast Food														P	P	P	P	P	P			Sec.3.01.
Restaurant, General														P	P	P	P	P	P		C	Sec.3.01.
Retail, Convenience											C			P	P	P	P	P	P		C	Sec. 3.01.02.C
Retail, General														P	P	P	P		P		C	3.01.02.C
Self-Service Laundry											P	P		P	P							Sec. 3.01.02.C
Self-Service Storage															C		P	P	P	P		Sec. 3.01.02.C
Theaters															P		P			P		Sec. 3.01.02.C
Recreational Vehicles																				P		Sec. 3.01.02.C
Truck Yard	C																P	P	P	P		Sec. 3.01.02.C
Vehicular Sales															C	C	P	P	P	P		Sec. 3.01.02.C
Wholesale and Warehouse															P	P	P	P	P	P		Sec.3.01.

INDUSTRIAL USES

Airport																		P	P	P		Sec. <u>4.01</u>
Industrial, Light																	P	P	P			Sec. 3.01
Industrial, Heavy	C																	P, C	P, C			Sec. 3.01
Junkyard																P		P	P			Sec. 3.01
Recycling Center																	P	P	P	P		Sec. 3.01
Trucking Facilities																	P	P	P			

COMMUNITY FACILITY USES

Assisted Living Facility																				P		F.S. Ch. 4 III
Cemetery	C															P				P		Sec. 3.01

College or University	C														P	P	P				P		Sec. 3.01		
Church															P	P	P	P				P		Sec. 3.01	
Comprehensive Transitional Education Facility																					P		Sec. 3.01.02.E		
Community Residential Home										P					P	P		P				P		Sec. 3.01	
Cultural Institution															P	P	P	P	P			P		Sec. 3.01	
Day Care Center															P	P	P	P				P		Sec. 3.01	
Dormitory																P	P	P				P		Sec. 3.01	
Expressway Interchange, Wekiva																						P			
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	
Family Residential Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P		Sec. 3.01	
Landfill	C																	P	C	C	P			Sec. 3.01.02.E	
Nursing Home										C	C	C					P	P					P		Sec. 3.01.02.E
Primary or Secondary School	C	C	C	C	C	C	C	C	P	P	P	C		C	P	P	P		P			P		Sec. 3.01.02.E	
Public Safety Service	P	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.E	
Utilities, Limited	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P			Sec.3.01.	
Utilities, Major	C														P	P	P	P	P	P	P	P		Sec.3.01.	
Wireless Antennas, Towers and Equipment																							a., b. & c. covered <u>3.13.00</u>		
a. Camouflaged	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P			
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				

c. All others must meet <u>3.13.00</u> requirements	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	
Floating solar facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
RECREATIONAL USES																						
Club Private or Country														P	P	P	P			P		Sec. 3.01
Riding Stable or Academy	C	C	C																	P		Sec. 3.01
Parks and Recreation	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	C	Sec. 3.01
Hunting and Fishing Resorts	C	C	C	C	C										C					P	C	Sec. 3.01

- Note 1. Only rental mobile home dwelling units are allowed in RMRP.
- Note 2. Residences permitted with site plan approval when used in conjunction with business.
- Note 3. Agricultural uses in these use classifications are limited to hay production.
- Note 4. Section 3-67, Article X.
- Note 5. Active Recreation Uses as defined by the Comprehensive Plan permitted with site plan approval.
- Note 6. Uses shown as "P" under the CP, MP, and CFD district are only permitted to the extent the use is specifically identified in an approved zoning ordinance for a particular property.
- Note 7. Uses shown as "P" under the CP and MP districts are only permitted to the extent they are specifically identified, or specifically not excluded, in an approved zoning ordinance for a particular property.
- Note 8. Multi-family uses are permitted in LM and HM districts, and Mixed-Use Residential uses are permitted in C-1, C-2, C-3, LM and HM, only if the proposed Multi-family or Mixed-Use Residential developments comply with the requirements of Section 125.01055(7)(a), Florida Statutes, and Section 11-40, Lake County Code. Otherwise, Multi-family uses are not permitted in LM and HM districts, and Mixed-Use Residential is only permitted as otherwise allowed under these regulations.

(Ord. No. 2012-4, § 2, 1-24-12; Ord. No. 2012-70, § 4, 11-6-12; Ord. No. 2018-15, § 3, 4-24-18; Ord. No. 2020-57, § 2, 10-27-20; Ord. No. 2022-20, § 2, 4-12-22; Ord. No. 2024-4, § 3, 2-13-24; Ord. No. 2024-19, § 3, 6-25-24)

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.

- 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 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.
 - 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.
- Adult Uses. Adult Uses must comply with the provisions of Section 3.07.
- Single-Family and Multifamily Dwelling Units in the C-1, C-2 Zones and RMRP.
 - 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.
 - b. Runways Shall be not less than eight hundred (800) feet from the nearest existing off-site Dwelling or farm Building, and on-site structures Shall comply with FAA regulations.
- 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.
 - b. Such retail establishments Shall be oriented to the interior of the park.
 - 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.
- 18. 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.
- 19. Wireless Antennas, Towers, and Equipment Facilities. See Section 3.13.00 Wireless Antennas, Towers, and Equipment Facilities.
- 20. 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 ¼ acre or less, no more than fifty (50) Pigeons, maximum pigeon loft size Shall be eighty (80) square feet.
 - 2. Parcels ¼ to ½ acre, no more than sixty (60) Pigeons, maximum pigeon loft(s) size Shall be two hundred (200) square feet.
 - 3. Parcels ½ 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.
 - d. 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, cryptococcosis, 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.

- e. 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 similar uses, not 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.

(Ord. No. 2003-85, § 2, 10-7-03; Ord. No. 2004-1, §§ 3—5, 1-6-04; Ord. No. 2004-39, § 1, 6-15-04; Ord. No. 2005-104, § 2, 12-6-05; Ord. No. 2006-104, § 2, 10-3-06; Ord. No. 2007-62, § 2, 12-18-07; Ord. No. 2008-16, §§ 3—5, 4-15-08; Ord. No. 2009-29, § 2, 6-2-09; Ord. No. 2012-70, § 3, 11-6-12; Ord. No. 2017-52, § 4, 10-24-17; Ord. No. 2018-38, § 3, 9-11-18)

Editor's note— Ord. No. 2012-70, § 3, adopted Nov. 6, 2012, amended App. E, § 3.01.02 B. to include a new subsection B.3. and to renumber subsections B.3.—B.13. as B.4.—B.14.