

## **Land Use Districts for Madison County**

### **A1 – Agriculture 1**

1. Purpose & Intent: These areas are predominantly in agricultural or silvicultural use. Residential development is allowed only at a very low density
2. Residential Density – The density of residential development shall not exceed one (1) dwelling per forty (40) acres.
3. Allowable Uses
  - a) Agricultural
  - b) Residential
  - c) Institutional, excluding residential care facilities, nursing homes, and halfway housing
  - d) Outdoor Recreational
  - e) Agriculture Commercial
  - f) Home Occupation, subject to review and approval by the Development Review Committee
  - g) Special Exception Uses
    - Mining and borrow pits intended for use exceeding 60 days
    - Residential care facilities, nursing homes, and halfway housing
    - Prison/correctional facilities
    - Public service/utility
    - Public
    - Flea market
    - Recreational vehicle parks
    - Livestock auction facilities
    - Vehicle repair exceeding 8 vehicles at a time
    - Agricultural processing

## **A2 – Agriculture 2**

1. Purpose & Intent: These areas are predominantly in agricultural or silvicultural use.
2. Residential Density – The density of residential development shall not exceed one (1) dwelling per ten (10) acres.
3. Allowable Uses
  - a. Agricultural
  - b. Residential
  - c. Institutional, excluding residential care facilities, nursing homes, and halfway housing
  - d. Outdoor Recreational
  - e. Agriculture Commercial
  - f. Home Occupation, subject to review and approval by the Development Review Committee
  - g. Special Exception Uses
    - Mining and borrow pits intended for use exceeding 60 days
    - Residential care facilities, nursing homes, and halfway housing
    - Prison/correctional facilities
    - Public service/utility
    - Public
    - Flea market
    - Recreational vehicle parks
    - Livestock auction facilities
    - Vehicle repair exceeding 8 vehicles at a time
    - Agricultural processing

## **R1 – Residential**

1. Purpose & Intent: This a category where low density residential is the predominant type of use.
2. Residential Density:
  - a. Development without central water & sewer 1 unit per acre
  - b. Development with central water & sewer 2 units per acre
  - c. Planned unit development w/ central water & sewer 8 units per acre
3. Allowable Uses
  - a. Residential including accessory dwelling units
  - b. Institutional
  - c. Outdoor Recreational
  - d. Agricultural
  - e. Home Occupation, subject to review and approval by the Development Review Committee
  - f. Special Exception Uses
    - Public service/utility
    - Public
    - Professional Service & Office

## **CO - Commercial**

1. Purpose & Intent: This is a nonresidential category that provides for a variety of business types.
2. Residential Density: Not applicable in a Commercial District.
3. Allowable Uses
  - a. Institutional
  - b. Outdoor Recreational
  - c. Professional Service & Office
  - d. General Commercial
  - e. High Intensity Commercial
  - f. Special Exception Uses
    - Public
    - Public service/utility

## HI – Highway Interchange

1. Purpose & Intent: Highway interchange uses are intended for locations within areas surrounding Interstate 10 interchanges, specifically U.S. 221, SR 14, and SR 53.
2. Density – Not applicable in a highway interchange district
3. Allowable Uses
  - a. Institutional
  - b. Professional Service & Office
  - c. General Commercial
  - d. High Intensity Commercial
  - e. Special Exception Uses
    - Uses that have storage capacity for more than 500,000 gallons of petroleum product
    - Uses on wetlands, soils posing severe limitations to construction, unique habitat, areas containing endangered species of wildlife and plants, and areas prone to periodic flooding
    - Public service/utility
    - Livestock auction facilities
    - Public
    - Facilities for storage and distribution of products including wholesale activity

## MU – Mixed Use

1. Purpose & Intent: This district is intended for areas which include single family residential units, commercial uses, recreation and open space, and public uses. Agricultural and silvicultural activities are permitted provided that such activities do not adversely impact any adjacent commercial activity. Mixed use areas may be permitted within the rural areas of the County, which are both (1) highly accessible to principal arterials, minor arterials or major collectors and (2) appropriate locations for commercial activities outside of the designated urban development overlay.
2. Density – Maximum density in the mixed use district is governed by the following:
  - a. Development without central water & sewer 1 unit per acre
  - b. Development with central water & sewer 2 units per acre  
or community potable water
  - c. Planned unit development w/ central water & sewer 8 units per acre
3. Allowable Uses
  - a. Residential including accessory dwelling units
  - b. Institutional
  - c. Outdoor Recreational
  - d. Professional Service & Office
  - e. General Commercial
  - f. High Intensity Commercial
  - g. Industrial, including warehousing and distribution facilities
  - h. Agricultural
  - i. Special Exception Uses
    - Wrecking yards (including automobile wrecking yards); junk yards; yards used for scrap, salvage, second-hand building materials, junk automotive vehicles, or second-hand automotive parts provided any such yard shall be completely enclosed by an opaque fence or wall not less than six (6) feet high and this fence or wall shall not be built of tin or galvanized metal sheets.
    - Bulk storage yards including bulk storage of flammable liquids (subject to provisions of local and state fire codes)
    - Chemical and fertilizer manufacture
    - Explosives (manufacturing storage)

- Paint, oil (including linseed), shellac, turpentine, lacquer, or varnish manufacture
- Paper and pulp manufacture
- Petroleum refining
- Rendering or processing plant
- Storage, sorting, collecting or bailing of rags, iron, or junk
- Electric or gas generating plants
- Asphalt or concrete batching plants
- Hazardous waste management facilities
- Any facility which qualifies as a “major source” of air pollutants pursuant to Chapter 17-2, Florida Administrative Code
- Private landfills
- High voltage transmission lines designed to operate at 230 kilovolts or more
- Pipelines for the transport of flammable or hazardous gasses or liquids
- Public service/utility
- Public
- Livestock auction facilities

## **CP – Commerce Park**

1. Purpose & Intent: This district is intended to focus on manufacturing, warehousing, and distribution around the Interstate 10 corridor.
2. Density: Not applicable in commerce park land use district
3. Allowable Uses
  - a. Industrial, including warehousing, manufacturing, and distribution facilities
  - b. Special Exception Uses:
    - Wrecking yards (including automobile wrecking yards); junk yards; yards used for scrap, salvage, second-hand building materials, junk automotive vehicles, or second-hand automotive parts provided any such yard shall be completely enclosed by an opaque fence or wall not less than six (6) feet high and this fence or wall shall not be built of tin or galvanized metal sheets.
    - Bulk storage yards including bulk storage of flammable liquids (subject to provisions of local and state fire codes)
    - Chemical and fertilizer manufacture
    - Explosives (manufacturing or storage)
    - Paint, oil (including linseed), shellac, turpentine, lacquer, or varnish manufacture
    - Paper and pulp manufacture
    - Petroleum refining
    - Rendering or processing plant
    - Storage, sorting, collecting or bailing of rags, iron, or junk
    - Electric or gas generating plants
    - Asphalt or concrete batching plants
    - Hazardous waste management facilities
    - Any facility which qualifies as a “major source” of air pollutants pursuant to Chapter 17-2, Florida Administrative Code.
    - Private landfills
    - High voltage transmission lines designed to operate a 230 kilovolts or more
    - Pipelines for the transport of flammable or hazardous gasses or liquids
    - Public service/utility



- Public
- Off site signs

## **I – Industrial**

1. Purpose & Intent: These are areas devoted exclusively to industrial development, allowing a mix of light or heavy manufacturing, storage, and distribution activities.
2. Density: Not applicable in the industrial land use district.
3. Allowable Uses
  - a. Industrial
  - b. Mining
  - c. Special Exception Uses
    - Public service/utility
    - Public

## **C – Conservation**

1. Purpose & Intent: These are areas with limited development potential due to environmental sensitivity, alluvial soils, or other lands identified for protective treatment.
2. Density: Not applicable to the conservation land use district.
3. Allowable Uses
  - a. Agricultural (silviculture only, subject to Best Management Practices)
  - b. Outdoor Recreational (consistent with protection of the area)
  - c. Special Exception Uses
    - Public service/utility
    - Public

## **P – Public**

1. Purpose & Intent: These are areas designated for those uses which provide essential or important public services and which may have characteristics of outdoor storage, or potential nuisance to adjacent properties due to noise, light and glare or appearance.
2. Density: Not applicable for public land use district.
3. Allowable Uses
  - a. Professional service & office
  - b. Outdoor recreational
  - c. Institutional
  - d. Special Exception Uses
    - Public service/utility
    - Public

## **REC – Recreation**

1. Purpose & Intent: These areas are intended for user based and resource based recreation uses.
2. Density: Not applicable for recreation land use district.
3. Allowable Uses
  - a. Outdoor recreational

## **UDO – Urban Development Overlay**

1. Purpose & Intent: The Urban Development Overlay shall be the focal point for the provision of urban-type facilities and services such as central potable water and sanitary sewer facilities, and the location of urban-type uses.
2. Density: Maximum density in the Urban Development District is governed by the underlying future land use district requirements (i.e. Residential, Agriculture 2).
3. Allowable Land Use Categories:
  - a. Agriculture 2
  - b. Public
  - c. Residential
  - d. Recreation
  - e. Highway Interchange
  - f. Commercial
  - g. Industrial
  - h. Mixed Use
  - i. Commerce Park