

**Summary of Ordinance**

The purpose of this Ordinance is to amend Section 3.01.02, entitled *Zoning District Use Regulations*, Section 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, and Section 3.01.04, entitled *Key to Conditions in Table of Permitted and Conditional Uses*, Lake County Code, Appendix E, Land Development Regulations, to adjust the zoning matrix to allow the following uses as a permitted use in the Agriculture (A) zoning district in lieu of requiring a conditional use permit: chicken farms, egg processing facilities, hog farms, mills, riding stables, slaughterhouses, and farmworker housing.

These changes are required pursuant to Senate Bill 700 (2025) that prohibits local government from enforcing any regulations that inhibits the construction of housing for legally verified agricultural workers; and Senate Bill 211 (2025) which preempts local government from enforcing any regulation that restricts an activity of a bona fide farm operation.

Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing Code sections. The notation “\* \* \*” shall mean that all preceding or subsequent text remains unchanged (excluding any renumbering or relettering that might be needed).

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**ORDINANCE 2025-\_\_**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS: CHAPTER II, ENTITLED *DEFINITIONS*, SECTION 3.01.02 ENTITLED *ZONING DISTRICT USE REGULATIONS*; SECTION 3.01.03, ENTITLED *SCHEDULE OF PERMITTED AND CONDITIONAL USES*; SECTION 3.01.04, ENTITLED *KEY TO CONDITIONS IN TABLE OF PERMITTED AND CONDITIONAL USES*; ALLOWING CHICKEN FARMS, EGG PROCESSING FACILITIES, HOG FARMS, MILLS, RIDING STABLES, SLAUGHTER HOUSES, AND FARMWORKER HOUSING AS A PERMITTED USE IN THE AGRICULTURE (A) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners (Board) recognizes the importance of agricultural activities and their contribution to the health, safety, and welfare of the community; and

**WHEREAS**, Comprehensive Plan Policy I-1.2.8, entitled *Agricultural and Equestrian Uses*, states that these uses shall be recognized as a suitable use of property within all Future Land Use Categories; and

**WHEREAS**, the Board seeks to promote land uses that are compatible with the rural and agricultural character of the Agricultural District (A) zoning districts; and

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**WHEREAS**, Senate Bill 700, signed by the Governor of the State of Florida, with an effective date of July 1, 2025, created Section 163.3162(5), Florida Statutes, which states that a governmental entity may not adopt or enforce any legislation, regulation, or ordinance to inhibit the construction or installation of housing for legally verified agricultural workers on land classified as agricultural pursuant to Section 193.461, Florida Statutes, so long as all statutory criteria are satisfied; and

**WHEREAS**, Senate Bill 211, signed by the Governor of the State of Florida, with an effective date of July 1, 2025, amends Section 163.3162, Florida Statutes, which preempts local government from exercising any of its powers to adopt or enforce any ordinance, resolution, regulation, rule, or policy to prohibit, restrict, regulate, or otherwise limit and activity of a bona fide farm operation, including, but not limited to, the collection, storage, processing, and distribution of a farm product, on land classified as agricultural land pursuant to Section 193.461, Florida Statutes, if such activity is regulated by best management practices adopted by the Florida Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district; or if such activity is regulated by the United States Department of Agriculture, the United States Army Corp of Engineers, or the United States Environmental Protection Agency; and

**WHEREAS**, Section 163.3162, Florida Statutes, defines “farm product” to mean plants and plant products, as defined in Section 581.011, Florida Statutes, regardless of whether such plants and plant products are edible or nonedible, or any animal useful to humans and includes, but is not limited to, any product derived therefore; and

**WHEREAS**, the Board has determined that allowing chicken farms, egg processing facilities, hog farms, mills, riding stables and slaughterhouses as a permitted use rather than conditional use in the A zoning district will promote agricultural activities within the unincorporated areas of Lake County and will comply with the requirements of State law.

**NOW THEREFORE**, be it ordained by the Board of County Commissioners of Lake County, Florida, as follows:

**Section 1. Legislative Findings of Fact.** The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**Section 2. Amendment.** Section 3.01.02, Lake County Code, Appendix E, Land Development Regulations, entitled *Classification of Uses*, is hereby amended to read as follows:

**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.

- 77 a. A solid foundation or Permanent skirting shall be required around the  
78 perimeter of the unit.  
79 b. Any wheels, tongue or any transportation apparatus must be removed or  
80 enclosed.  
81 2. Duplex or Two-Family Dwelling. A single Building containing two (2) Dwelling  
82 Units.  
83 3. Multifamily Dwelling. Three (3) or more Dwelling Units within a single Building.  
84 Typical uses include Apartments, residential Condominiums, and townhouses.  
85 4. Mobile Home Dwelling. One (1) Dwelling Unit within a mobile home.  
86 5. Recreational Vehicle Park. A parcel of Land under unified ownership and  
87 Management which is planned, designed and constructed for the placement of  
88 recreational vehicles and tents for short-term occupancy of spaces rented from the  
89 owner for recreational purposes.  
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91 B. Agricultural Uses.

- 92 1. General Agriculture. Establishments for the keeping, grazing or feeding of  
93 livestock and animals; feedlots; croplands; aquaculture; silviculture; apiaries;  
94 honey extracting; and buildings which are an accessory use to these agricultural  
95 uses. This category of uses does not include processing or distribution plants for  
96 agricultural products and supplies when not an accessory use in conjunction with  
97 the agricultural operation. Exotic animals are not included in this classification.  
98 2. Non-intensive Agriculture. The milking, feeding, or sheltering of farm animals or  
99 growing of supplemental food supplies for the domestic, noncommercial use of the  
100 families living on the land. Exotic animals are not included in this classification.  
101 3. Family Garden. A private garden that is the principal use of the property, and that  
102 is planted for the cultivation, harvesting and personal use or consumption of fruits,  
103 flowers, vegetables or ornamental plants by one (1) person, family or subdivision  
104 community.  
105 a. A Family Garden:  
106 (1) Shall be limited to a maximum area of one-half (½) acre, or twenty-  
107 one thousand, seven hundred eighty (21,780) square feet; and  
108 (2) Shall be located no closer than sixty-two (62) feet from the center  
109 line of adjacent roads and no closer than ten (10) feet from any other  
110 property line.  
111 b. The following is prohibited on the property where a Family Garden is  
112 located:  
113 (1) Sales of produce or other agricultural products;  
114 (2) Outdoor storage of farm machinery, gardening equipment or  
115 containers of pesticides or fertilizers, other than composting bins  
116 with a maximum size of one hundred (100) square feet which shall  
117 be centered within the boundaries of the property; and  
118 (3) Structures of any kind, other than composting bins.  
119 4. Agricultural Housing/Camps. Housing for farmworkers ~~where the occupants of~~  
120 ~~such housing perform work either on or off the premises where such camp is~~  
121 ~~located that complies with Section 163.3162(5), Florida Statutes.~~  
122 ~~5. Greyhound Dog Farms. The keeping of greyhound dogs for sale, breeding, or racing~~  
123 ~~purposes.~~

- 124 ~~65.~~ Kennel. The keeping of dogs and/or cats as defined in Chapter II, Definitions,  
125 except in a veterinary clinic or hospital.
- 126 ~~76.~~ Mills. Milling of natural resources, together with structures, machinery, equipment,  
127 and facilities incidental to the development thereof, including, but not limited to  
128 mills and sawmills, wood fiber mills, wood processing mills, turpentine stills.
- 129 ~~87.~~ Mining and Quarrying. Extraction of natural resources, together with structures,  
130 machinery, equipment, and facilities incidental to the development thereof,  
131 including, but not limited to extracting, processing, storing, selling and distribution  
132 of sand, clay, gravel, etc. and peat and muck recovery and processing.
- 133 ~~98.~~ Plant Nurseries. The cultivation for sale of horticultural specialties such as flowers,  
134 shrubs, and trees, intended for ornamental or landscaping purposes. Greenhouses  
135 are included in this classification.
- 136 ~~9.~~ Riding Stable or Academy. A stable, other than a private stable, used for the care  
137 of horses, ponies or other livestock to be used for instruction, recreation, renting or  
138 hiring or for Boarding such animals.
- 139 10. Roadside Farm Stands. Stands that are used to show and sell products all of which  
140 are raised or produced on the land on which they are located.
- 141 11. Veterinary Clinic or Hospital. An establishment providing medical care, treatment,  
142 grooming, or boarding services for animals.
- 143 12. Agriculture Industry (Reserved).
- 144 ~~13.~~ Pigeon Husbandry. The hobby of breeding, raising, and showing pigeons for racing  
145 and show purposes only. The breeding, raising, and slaughtering pigeons as squab  
146 is excluded from this definition.
- 147 ~~1413.~~ Exotic Animals. Those animals classified as either Class I or Class II captive  
148 wildlife as set forth in Rule 68A-6.002, Florida Administrative Code.

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150 *(Sections C through E shall remain unchanged.)*

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154 F. Recreation Uses.
- 155 1. Club, Private or Country. An establishment providing meeting, recreation, or social  
156 facilities for a private or non-profit organization, primarily for the use of members  
157 and their guests.
- 158 ~~2.~~ Riding Stable or Academy. A stable, other than a private stable, used for the care  
159 of horses, ponies or other livestock to be used for instruction, recreation, renting or  
160 hiring or for Boarding such animals.
- 161 ~~32.~~ Hunting and Fishing Resort. An establishment, operated in association with a  
162 hunting or fishing reserve or resource, that offers accommodations and Accessory  
163 sale and rental of hunting and fishing equipment. This use classification does not  
164 include Hotels or motels.
- 165 ~~43.~~ Parks and Recreation. An outdoor recreational use with a low Intensity of  
166 Development. Typical uses include parks, playgrounds, biking and nature trails,  
167 picnic grounds, golf courses, and ball fields.
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169 G. Mixed-Use Residential District. This district is established to identify areas within the  
170 County that are transitioning from conventional single use areas and are appropriate for the  
171 development of low intensity commercial, office, service, educational, institutional, and

172 residential uses. The purpose of this district is to provide a mechanism which can contribute  
173 to the diversification of the area and support the economic base of an area in a manner  
174 consistent with the County's Comprehensive Plan.

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176 **Section 3. Amendment.** Section 3.01.03, Lake County Code, Appendix E, Land  
177 Development Regulations, entitled *Schedule of Permitted and Conditional Uses*, is hereby  
178 amended to read as follows:

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181 *{The remainder of this page is left intentionally blank.}*

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**3.01.03 Schedule of Permitted and Conditional Uses.**

Use Classifications	ZONING DISTRICTS																						CONDITION/ LDR SECTION	
	A	RA	AR	R1	R2	R3	R4	R6	R7	R10	RP	RMRP <sup>1</sup>	RM	C1 <sup>2</sup>	C2 <sup>2</sup>	C3 <sup>2</sup>	CP <sub>6,7</sub>	LM	HM	MP <sub>6,7</sub>	CFD <sup>6</sup>	RV		
<b>RESIDENTIAL USES</b>																								
Single-Family Dwelling Unit	P	P	P	P	P	P	P	P	P		P	p <sup>1</sup>	p	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	P	P	P	P				Sec. 3.01.02. <del>4</del> A.1
Bed & Breakfast Home	P	P	P	C	C	C	C	C			C													Sec. 3.12.03
Bed & Breakfast Inn	C	C	C	C							P			P	P	P	P							Sec. 3.12.02
Two-Family Dwelling Unit						P	P	P	P	P	P													Sec. 3.01.02.A.2
Multi-Family Dwelling Unit							P	P	P	P	C			P	P	P	P	p <sup>8</sup>	p <sup>8</sup>					Sec. 3.01.02.A.3
Recreational Vehicle Park																						P		Sec. 3.01.02.A.5
Mixed-Use Residential District														p <sup>8</sup>	p <sup>8</sup>	p <sup>8</sup>		p <sup>8</sup>	p <sup>8</sup>					Sec. 3.01.02.G
<b>AGRICULTURAL USES</b>																								
General Agriculture	P																	p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>	P			Sec. 3.01.02.B.1
Non-Intensive Agricultural	P	P	P	P																		P		Sec. 3.01.02.B.2
Agricultural Housing/Camps	<del>C</del> P	C																						Sec. 3. <del>12</del> 02.02.B.4 & F.S. §163.3162(5)
Chicken Farms	<del>C</del> P																							F.S. §163.3162(3)
Egg Processing Facilities	<del>C</del> P																							F.S. §163.3162(3)
Exotic Animals	C																							3.01.02.B.1 <del>3</del> 4
Family Gardens		P	P	P	P	P	P	P	P	P	P	P	P											Sec. 3.01.02.B.3
Greyhound Dog Farms	<del>C</del>																							Sec. 3.01.02.B.5



2025-\_\_\_; Schedule of Uses in Agricultural Zoning

Carwash														P	P	P	P			P			Chap. II, Definitions
Consumer Services and Repair															P		P	P		P		C	Sec 3.01.02.C.7
Hotel or Motel															P	P	P						Sec.3.01.02.C.8
Marina	C	C	C												P	P	P			P	P		Sec. 3.01.02.C.9
Medical Service								P						P	P	P	P	P	P	P			Sec.3.01.02.C.10
Personal Care Services														P	P	P	P	P		P			Sec.3.01.02.C.11
Professional Office								P						P	P	P	P	P	P	P	P		Sec.3.01.02.C.12
Recreation, Commercial															P	P	P	P					Sec.3.01.02.C.13
Research Services															P	P	P	P	P	P			Sec.3.01.02.C.14
Restaurant, Fast Food														P	P	P	P	P	P	P			Sec.3.01.02.C.15
Restaurant, General														P	P	P	P	P	P	P		C	Sec.3.01.02.C.16
Retail, Convenience									C					P	P	P	P	P	P	P		C	Sec. 3.01.02.C.17
Retail, General														P	P	P	P			P		C	3.01.02.C.18
Self-Service Laundry								P	P					P	P		P						Sec. 3.01.02.C.19
Self-Service Storage															C		P	P	P	P			Sec. 3.01.02.C.20
Theaters															P		P				P		Sec. 3.01.02.C.21
Recreational Vehicles																						P	Sec. <del>3.01.02.C.21</del>
Truck Yard	C																P	P	P	P			Sec. 3.01.02.C.22
Vehicular Sales															C	C	P	P	P	P			Sec. 3.01.02.C.23
Wholesale and Warehouse															P	P	P	P	P	P			Sec.3.01.02.C.24
<b>INDUSTRIAL USES</b>																							
Airport																			P	P	P		Sec. 4.01.00
Industrial, Light																			P	P	P		Sec. 3.01.02.D.1

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Industrial, Heavy	C																		P, C	P, C			Sec. 3.01.02.D.2	
Junkyard																			P	P	P			Sec. 3.01.02.D.4
Recycling Center																			P	P	P	P		Sec. 3.01.02.D.3
Trucking Facilities																			P	P	P			
<b>COMMUNITY FACILITY USES</b>																								
Assisted Living Facility																						P		F.S. Ch. <del>400</del> 429, Pt. <del>II</del>
Cemetery	C																					P		Sec. 3.01.02.E.1
College or University	C														P	P	P					P		Sec. 3.01.02.E.2
Church														P	P	P	P					P		Sec. 3.01.02.E.3
Comprehensive Transitional Education Facility																						P		Sec. 3.01.02.E.11
Community Residential Home										P					P	P						P		Sec. 3.01.02.E.4
Cultural Institution															P	P	P	P	P			P		Sec. 3.01.02.E.5
Day Care Center															P	P	P	P				P		Sec. 3.01.02.E.6
Dormitory																P	P	P				P		Sec. 3.01.02.E.7
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		Sec. 3.01.02.E.8
Family Residential Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P								P		Sec. 3.01.02.E.9
Landfill	C																		P	C	C	P		Sec. 3.01.02.E.12
Nursing Home									C	C	C					P	P					P		Sec. 3.01.02.E.13
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.10
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.16
Utilities, Limited	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.14
Utilities, Major	C														P	P	P	P	P	P	P	P		Sec.3.01.02.E.15

2025-\_\_ ; Schedule of Uses in Agricultural Zoning

Wireless Antennas, Towers and Equipment																							a., b. & c. below covered in Sec. 3.13.00	
a. Camouflaged	P	P	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	P	P		
c. All others must meet 3.13.00 requirements	C	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	P	P	F.S. §163.32051
Solar Facility	P																							F.S. §163.3205
Resiliency Facility														P	P	P	P	P	P	P				F.S. §163.3210
<b>RECREATIONAL USES</b>																								
Club Private or Country															P	P	P	P				P		Sec. 3.01.02.F.1
Riding Stable or Academy	€	€	€																			P		Sec. 3.01.02.F.2
Parks and Recreation	p <sup>5</sup>	C	Sec. 3.01.02.F.4																					
Hunting and Fishing Resorts	C	C	C	C	C										C							P	C	Sec. 3.01.02.F.3

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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. Reserved.

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.





2025-\_\_\_; Schedule of Uses in Agricultural Zoning

1 ENACTED this day of \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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3 FILED with the Secretary of State the \_\_\_\_ day of \_\_\_\_\_, 2025.

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7 ATTEST: BOARD OF COUNTY COMMISSIONERS  
8 OF LAKE COUNTY, FLORIDA  
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11 \_\_\_\_\_  
12 Gary J. Cooney, Clerk  
13 Board of County Commissioners of  
14 Lake County, Florida

\_\_\_\_\_

Leslie Campione, Chairman

This \_\_\_\_ day of \_\_\_\_\_, 2025.

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18 Approved as to form and legality:  
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21 \_\_\_\_\_  
22 Melanie Marsh, County Attorney