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ARTICLE IV. - ZONING | Code of

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Sumter County, Florida - Code of Ordinances / Chapter 13 - LAND DEVELOPMENT CODE / ARTICLE IV. - ZONING

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VERSION: MAR 11, 2025 (CURRENT)

Chapter 13 - LAND DEVELOPMENT CODE

ARTICLE I. - GENERAL PROVISIONS

ARTICLE II. - DEFINITIONS

ARTICLE III. - ADMINISTRATION

ARTICLE IV. - ZONING

DIVISION 1. - GENERALLY

DIVISION 2. - ZONING DISTRICTS

DIVISION 3. - PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

DIVISION 4. - OVERLAY ZONES

ARTICLE V. - ACCESSORY, TEMPORARY AND SPECIFIC USE STANDARDS

ARTICLE VI. - ACCESS, CIRCULATION, PARKING

ARTICLE VII. - DEVELOPMENT, DESIGN, AND UTILITIES

Classification, or on another paved and publicly maintained road at a location with direct access to an arterial or collector road.

(2) *CL (Light Commercial) Zoning District.* The purpose and intent of this zoning district is to provide for harmonious retail and wholesale sales and services necessary to meet the general needs of a community, in which the principal activities are conducted entirely within an enclosed structure. This zoning district allows moderate processing of products as an accessory use to sales and services. Light commercial districts shall only be allowed within areas designated as commercial on the FLUM.

(3) *CH (Heavy Commercial) Zoning District.* The purpose and intent of this zoning district is to provide for harmonious retail and wholesale sales and services necessary to meet the general needs of a community, in which the principal activities are conducted both inside and outside of an enclosed structure. Uses in this zoning district typically require outdoor storage or activities, have higher trip generation rates, or have the potential for greater nuisance effect on adjacent properties due to noise, light and glare, or typical hours of operation, than neighborhood and light commercial uses. This zoning district also allows moderate processing of products as an accessory use to sales and services. Heavy commercial districts shall only be allowed within areas designated as commercial on the FLUM.

(4) *CR (Regional Commercial) Zoning District.* The purpose and intent of this zoning district is to provide for those retail and wholesale sales and services necessary to meet the needs of several communities, as well as intrastate or interstate visitors and commerce, and to allow a moderate amount of processing of products. Regional commercial districts shall only be allowed within the commercial future land use category and in an Economic Activity Center as outlined in the Economic Element of the Sumter County Comprehensive Plan. This zoning district shall cluster in depth at intersections of federal, state or county arterial or collector roads.

(e) *ID (Industrial) Zoning District.* This district provides for lands that are suitable for manufacturing and industrial activities, and limited retail sales, provided such uses do not present a threat to the public health, safety and welfare through air, water and noise pollution and other impacts. The properties on which such land use is located should be of such size, shape and location as to permit development of well-organized industrial facilities with proper access roads, ingress and egress, off-street parking, loading space and other necessary requirements and amenities. It is not the intent of this article to assign the various industrial activities to specific industrial districts according to what is manufactured, fabricated, processed, assembled, stored, warehoused, wholesaled, distributed or otherwise handled. Rather, the intent is to permit industrial activities on the basis of their exposure to,

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