

**Indian River County Land Development Regulations**  
**TABLE OF USES from Section 911.06. - Agricultural and rural districts.**

(4) *Uses.* Uses in the agricultural and rural districts are classified as permitted uses, administrative permit uses and special exception uses.

Site plan review shall be required for the construction, alteration and use of all structures and buildings except single-family dwellings and permitted agricultural uses.

No residential development in agriculturally designated areas shall occur unless such development is approved as a planned development and meets the requirements of section 911.14; the following activities shall be exempt from this requirement:

- (a) Construction of a single-family dwelling unit on a tract or parcel existing on October 1, 1990.
- (b) Division of a tract or parcel into two (2) lots, each meeting or exceeding the minimum lot size of the agricultural zoning district and meeting the lot split criteria of section 913.06(3); any subsequent split of such property shall require approval in accordance with subdivision ordinance Chapter 913 requirements or planned development requirements.
- (c) Division of a tract into parcels of at least forty (40) acres in size.
- (d) Division of a tract via a subdivision plat or affidavit of exemption approved in accordance with subdivision ordinance Chapter 913 requirements.

Uses	District				
	A-1	A-2	A-3	RFD	RS-1
<i>Agricultural</i>					
General farming	P	P	P	-	-
Dairy farming	A	A	A	-	-
Livestock and poultry raising	P	P	P	-	-
Stables (noncommercial)	P	P	P	A	A
Stable (commercial)	P	P	P	-	-
Sludge spreading	A	A	A	-	-
Tree farms	P	P	P	-	-
Kennel and animal boarding places					
Commercial	A	A	A	-	-

Uses	District				
	A-1	A-2	A-3	RFD	RS-1
Noncommercial	P	P	P	P	A
Fruit and vegetable juice extractions and packing houses	A	A	A	-	-
Small animal specialty farms	A	A	A	-	-
Tenant dwelling	S	S	S	-	-
Residential migrant housing facility	S	S	S		
Nursery and greenhouses					
Noncommercial	P	P	P	A	A
Commercial (cultivation, wholesaling, and off-site landscaping services allowed; no retail sales allowed on-site)	P	P	P	-	-
Agricultural businesses, excluding wholesaling and processing	S	S	S	-	-
Agricultural industries	S	S	S	-	-
Fish farms and water dependent plant and/or animal production	A	A	A	-	-
Agricultural research facilities	A	A	A	-	-
Aquaculture	A	A	A	A	A
Fruit spreading (subject to subsection 917.06(15))	P	P	P	-	-
<i>Residential</i>					
Accessory single-family dwelling unit	A	A	A	A	A

Uses	District				
	A-1	A-2	A-3	RFD	RS-1
Single-family dwelling	P	P	P	P	P
Mobile homes	A	A	A	-	-
Accessory housing for nightwatchman	A	A	A	-	-
Guest cottage or servant's quarters	A	A	A	A	A
Single-family docks and private observation/fishing piers on vacant lots	A	A	A	A	A
Bed and breakfast	A	A	A	-	-
<i>Institutional</i>					
Child or adult care facilities	A	A	A	A	S
Foster care facilities	P	P	P	P	P
Cemeteries	S	S	S	S	S
Places of worship	A	A	A	A	A
Group home (level I)	A	A	A	A	A
Group home (level II and III)	S	S	S	-	-
<i>Community Service</i>					
Emergency services	P	P	P	P	P
Educational centers, including primary and secondary schools	S	S	S	S	S
Correctional institutions	S	S	S	-	-

Uses	District				
	A-1	A-2	A-3	RFD	RS-1
Cultural and civic facilities	S	S	S	S	S
Governmental administrative building	S	S	S	S	S
Colleges and universities	S	-	-	S	S
Civic and social membership organizations (M-1 and M-2 areas only)	S	-	-	-	-
<i>Recreation</i>					
Country clubs	A	A	A	S	S
Golf courses	A	A	A	S	S
Public parks and playgrounds	A	A	A	A	A
Major sports and recreation areas and facilities	S	S	S	-	-
Dude ranch	S	S	S	-	-
Retreats and camps	S	S	S	S	S
Commercial hunting and fishing lodges	S	S	S	-	-
Off-road vehicle tracts (commercial and noncommercial)	S	S	S	-	
<i>Commercial</i>					
Fruit and vegetable stands	A	A	A	-	-
Veterinary clinic or animal hospital	A	A	A	-	-
Driving ranges	S	S	S	-	-

Uses	District				
	A-1	A-2	A-3	RFD	RS-1
Fruit, vegetable and nursery retail sales	S	S	S	-	-
<i>Transportation and Utilities</i>					
Airports and airstrips	S	S	S	S	-
Communications towers (wireless facilities including cell towers)	A/S <sup>2</sup>	A/S <sup>2</sup>	A/S <sup>2</sup>	A <sup>2</sup>	A <sup>2</sup>
Communications towers (non-wireless facilities including TV and radio broadcast towers)					
Amateur radio (accessory use)					
Less than 80 feet	P	P	P	P	P
80 feet or taller (see 971.44(4) for special criteria)	S	S	S	S	S
Commercial					
Up to 70 feet:					
Camouflaged	P	P	P	P	P
Non-camouflaged	P	P	P	-	-
70 feet to 150 feet:					
Camouflaged	A	A	A	A	A
Monopole (minimum of 2 users)	A	A	A	-	-
Not camouflaged and not monopole	A/S*	A/S*	A/S*	-	-
Over 150 feet:					

Uses	District				
	A-1	A-2	A-3	RFD	RS-1
All tower types (see 971.44(1) for special criteria)	-	S	S	-	-
Utility					
Public and private utilities, limited	A	A	A	S	S
Public and private utilities, heavy	S	S	S	S	S
Reservoirs, water farming	P	P	P	-	-
<i>Industrial</i>					
Recycling center (including vegetation debris mulching)	A	A	A	-	-
Small-scale bio-fuel processing plant	S	A	A	-	-
Large-scale bio-fuel processing plant	S	S	S	-	-
Mining	A	A	A	-	-
<i>Very Heavy Industrial</i>					
Demolition debris site	S	S	S	-	-

P - Permitted use

A - Administrative permit use

S - Special exception use

\*See 971.44(4) to determine whether the administrative permit or special exception use process applies.

<sup>1</sup> The requirements of subsection 917.06(11), of the Accessory Uses and Structures Chapter, shall apply to towers.

<sup>2</sup> For wireless commercial facilities regulations, see subsection 971.44(5), Section 4 use table.