

***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 House Bill 211 (2025) which preempts local government from enforcing any regulation that restricts an activity of a bona fide farm operation.

This Ordinance will also create Section 3.03.00, to be entitled *Specific Regulations Regarding Chicken Farms, Slaughterhouses, Egg-Processing Facilities, Hog Farms, and Riding Stables/Academies*, to establish regulations for this type of use in the Agriculture (A) zoning district.

The Ordinance additionally adjusts the zoning matrix to address statutory changes to the Live Local Law set forth in Section 125.01055, Florida Statutes, effective July 1, 2025, through Chapter 125-172, *Laws of Florida*.

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).

**ORDINANCE 2026-\_\_**

**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; CREATING SECTION 3.03.00 TO ESTABLISH MINIMUM REQUIREMENTS FOR THESE USES; ADJUSTING THE ZONING MATRIX TO COMPLY WITH SECTION 125.01055, FLORIDA STATUTES, REGARDING ALLOWABLE USES UNDER THE LIVE LOCAL LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE.**

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

26  
27           **WHEREAS**, Comprehensive Plan Policy I-1.2.8, entitled *Agricultural and Equestrian*  
28 *Uses*, states that these uses shall be recognized as a suitable use of property within all Future Land  
29 Use Categories; and

30  
31           **WHEREAS**, Comprehensive Plan Policy I-3.3.12, entitled *Agricultural Uses*, recognizes  
32 agriculture as an important and necessary economic activity within Florida and Lake County, and  
33 that adequate and appropriate land and water shall be reserved for its continuance; and

34  
35           **WHEREAS**, Comprehensive Plan Policy I-7.7.1, entitled *Agricultural Primacy*, states that  
36 the County shall encourage the continuation of agriculture. Agricultural uses on lands that have  
37 an agricultural exemption shall have primacy meaning that conflicts between such agricultural  
38 lands and other non-agricultural uses will be resolved in favor of the agricultural interests; and

39  
40           **WHEREAS**, Comprehensive Plan Policy I-7.7.2, entitled *Support Agriculture*, states that  
41 the County shall support agriculture as part of its economic base; and

42  
43           **WHEREAS**, Comprehensive Plan Policy IV-3.3.2, entitled *Equine Enterprises*, provides  
44 that the County shall, in partnership with equine interests, promote the economic, recreational, and  
45 cultural value of the equine industry and related activities and shall support and promote equestrian  
46 activities and special events within the County as a means of generating public interest and  
47 promoting tourism; and

48  
49           **WHEREAS**, the Board seeks to promote land uses that are compatible with the rural and  
50 agricultural character of the Agricultural District (A) zoning districts; and

51  
52           **WHEREAS**, the purpose of the Agriculture District (A) as set forth in Section 3.00.01,  
53 Lake County Code, Appendix E, Land Development Regulations (LDR), entitled *Zoning Districts*  
54 *Established*, is to provide a method whereby parcels of land which are most suited to agricultural  
55 usage may be classified and preserved for this purpose. Agriculture is a major industry of the  
56 County; therefore, it is the intent of this district to: Provide long term means for preventing further  
57 encroachment upon agricultural enterprises; to encourage agricultural pursuits by preserving good  
58 soils and agricultural areas from subdivision development or commercial and industrial  
59 Construction. In other words, this District was established to promote traditional and primary  
60 agricultural uses rather than single family residential uses; and

61  
62           **WHEREAS**, the Ranchette District (RA) and Agricultural Residential (AR) Districts were  
63 established under LDR 3.00.01, as being intended for rural lifestyles primarily associated with  
64 single-family residential uses; and

65  
66           **WHEREAS**, Senate Bill 700, signed by the Governor of the State of Florida, with an  
67 effective date of July 1, 2025, created Section 163.3162(5), Florida Statutes, which states that a  
68 governmental entity may not adopt or enforce any legislation, regulation, or ordinance to inhibit  
69 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**, House 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 an 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 therefrom; and

**WHEREAS**, Section 823.14, Florida Statutes, known as the *Florida Right to Farm Act*, also states that it is the intent of the Legislature to eliminate duplication of regulatory authority over farm operations and prohibits a local government from adopting any ordinance, regulation, rule or policy to prohibit, restrict, regulate, or otherwise limit an activity of a bona fide farm operation on land classified as agriculture land pursuant to Section 193.461, Florida Statutes, where such activity is regulated through implemented best management practices developed by FDEP, FDACS, water management districts; and

**WHEREAS**, the Florida Attorney General issued an informal opinion dated September 15, 2005, opining that “[z]oning ordinances are intended to control development and land use. ... To the extent such regulations do not limit or restrict the continued operation of a farm, it would appear they would be applicable to land that is zoned agricultural. Such ordinances, however, must be reasonable, uniform, certain and must supply sufficient standards.”; and

**WHEREAS**, the Board has determined that allowing riding stables/academies, chicken farms, egg processing facilities, hog farms, and slaughterhouses as a permitted use rather than conditional use in the A zoning district with some additional limitations determined to be reasonable, uniform, certain, and that supply sufficient standards will promote agricultural activities within the unincorporated areas of Lake County and will comply with the requirements of State law; and

**WHEREAS**, the Board has determined that the zoning matrix must be adjusted to address changes made by the Florida Legislature to Section 125.01055, Florida Statutes, known as the Live Local Act; and

**WHEREAS**, the Board hereby finds that these amendments are in the best interests of the residents of Lake County.

**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.
  - 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, that complies with Section 163.3162(5), Florida Statutes.~~
- ~~5. Greyhound Dog Farms. The keeping of greyhound dogs for sale, breeding, or racing purposes.~~
65. Kennel. The keeping of dogs and/or cats as defined in Chapter II, Definitions, except in a veterinary clinic or hospital.
76. 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.
87. 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.
98. 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.
9. 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.
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.
14. Exotic Animals. Those animals classified as either Class I or Class II captive wildlife as set forth in Rule 68A-6.002, Florida Administrative Code.

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

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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.~~

~~32.~~ 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.

~~43.~~ 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.

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

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Schedule of Permitted and Conditional Uses to follow.}*



## 3.01.03 Schedule of Permitted and Conditional Uses.

ZONING DISTRICTS																								
		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 <sup>6,7</sup>	LM	HM	MP <sup>6,7</sup>	CFD <sup>6</sup>	RV	CONDITION/ LDR SECTION
RESIDENTIAL USES																								
Single-Family Dwelling Unit	P	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			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>	P <sup>8</sup>	P <sup>8</sup>		Sec. 3.01.02.A.3 & F.S. §125.01055(7)(a)
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>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>		Sec. 3.01.02.G & F.S. §125.01055(7)(a)
AGRICULTURAL USES																								
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>GP</del>	C																						Sec. 3. <del>4</del> 202.02.B.4 & F.S. §163.3162(5)
Chicken Farms	<del>P/C</del>																							See F.S. §163.3162(3) & 3.03.00
Egg Processing Facilities	<del>P/C</del>																							See F.S. §163.3162(3) & 3.03.00











**Section 4. Amendment.** Section 3.01.04, Lake County Code, Appendix E, Land Development Regulations, entitled *Key to Conditions in Table of Permitted and Conditional Uses*, is hereby amended to read as follows:

**3.01.04 Key to Conditions in Table of Permitted and Conditional Uses.**

1. 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. 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.

b. 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.

2. Adult Uses. Adult Uses must comply with the provisions of Section 3.07.

3. Single-Family and Multifamily Dwelling Units in the C-1, C-2 Zones and RMRP.

a. 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. Reserved.~~

~~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.~~

\*\*\*\*\*

*(Subsections 5 through 24 shall remain unchanged.)*

1       **Section 5.     Creation.** Section 3.03.00, Lake County Code, Appendix E, Land  
2 Development Regulations, to be entitled *Specific Regulations Regarding Chicken Farms,*  
3 *Slaughterhouses, Egg-Processing Facilities, Hog Farms, or Riding Stables/Academies,* is hereby  
4 created to read as follows:  
5

6       **3.03.00 – Reserved.****Specific Regulations Regarding Chicken Farms, Slaughterhouses, Egg-**  
7 **Processing Facilities, Hog Farms or Riding Stables/Academies.**  
8

9       **3.03.01 Purpose.** The purpose of this Section is to provide criteria for the establishment  
10 of a Chicken Farm, Slaughterhouse, Egg-Processing Facility, Hog Farm or Riding  
11 Stable/Academy as permitted under the Agriculture (a) zoning district.  
12

13       **3.03.02 Minimum Requirements.** The following minimum requirements shall be  
14 required for the approval of the uses identified in this Section.  
15

- 16       A.     Parking. Vehicles shall be parked entirely within the property boundaries. Off-site  
17 or street parking shall be prohibited.  
18
- 19       B.     Setbacks. No structure housing animals shall be less than two hundred (200) feet  
20 from the nearest right-of-way line of any public road, County Road, state or federal  
21 road or highway or the adjacent boundary of property owned by others. This two-  
22 hundred-foot setback may be reduced to one hundred (100) feet if the adjacent  
23 property is under common ownership. Structures that are pre-existing, legally  
24 nonconforming prior to December 1, 2025, shall be exempt from this requirement  
25 if they do not currently meet it.  
26
- 27       C.     Buffers. A minimum buffer of fifty (50) foot wide buffer utilizing natural material  
28 to the greatest extent possible along any boundary where there is an existing single-  
29 family dwelling on adjacent property within two hundred (200) feet of the property  
30 line.  
31
- 32       D.     Lighting. All exterior lighting shall comply with the non-residential lighting  
33 standards set forth in Section 3.09.04 of these regulations.  
34
- 35       E.     Pre-Existing Conditional Use Permits. Uses with pre-existing Conditional Use  
36 Permits will continue to be governed under the pre-existing permit.  
37
- 38       F.     Best Management Practices (BMP). Pursuant to Section 823.14(6), Florida  
39 Statutes, and Section 163.3162(3), Florida Statutes, chicken farms,  
40 slaughterhouses, egg-processing facilities and hog farms must be regulated through  
41 implemented BMP, interim measures, or regulation adopted by rule under chapter  
42 120 by the Department of Environmental Protection, the Department of Agriculture  
43 and Consumer Services, or a water management district as part of a statewide or  
44 regional program; or if such activity is expressly regulated by the United States  
45 Department of Agriculture, the United States Army Corps of Engineers, or the  
46 United States Environmental Protection Agency. Proof of compliance with this  
47 section is required. If proof of compliance cannot be provided, the property owner  
48 must be granted a Conditional Use Permit by the Board of County Commissioners.



**Section 6. Amendment.** Chapter II, Lake County Code, Appendix E, Land Development Regulations, entitled *Definitions*, is hereby amended to read as follows:

\* \* \* \* \*

**Agricultural Housing (Labor Camps).** ~~Cluster Housing for farm workers where the Occupants of such camps or housing perform work not on the premises where such camp is located~~Housing as defined in Section 163.3162(2)(f), Florida Statutes, for legally verified agricultural workers as defined in Section 163.3162(2)(g), Florida Statutes.

\* \* \* \* \*

*(All other definitions in Chapter II shall remain unchanged)*

**Section 7. Inclusion in Code.** It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Lake County Code and that the sections of this Ordinance may be renumbered or relettered and the word “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase to accomplish such intentions.

**Section 8. Severability.** If any section, sentence, clause, or phrase or word of this Ordinance is for any reason held or declared to be invalid, unconstitutional, inoperative or void by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this Ordinance; and it shall be construed to have been the Commissioners' intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

**Section 9. Filing with the Department of State.** The Clerk shall be and is hereby directed forthwith to send an electronic copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.



**Section 10. Effective Date.** This Ordinance shall become effective as provided for by law.

ENACTED this day of \_\_\_\_\_ day of \_\_\_\_\_, 2026.

FILED with the Secretary of State the \_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF LAKE COUNTY, FLORIDA

\_\_\_\_\_  
Gary J. Cooney, Clerk  
Board of County Commissioners of  
Lake County, Florida

\_\_\_\_\_  
Leslie Campione, Chairman  
  
This \_\_\_\_ day of \_\_\_\_\_, 2026.

Approved as to form and legality:

\_\_\_\_\_  
Melanie Marsh, County Attorney