



**City of Dunnellon  
Comprehensive Plan Future Land Use  
Category Updates**



**Planning Commission: August 12, 2025**

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**CITY OF DUNNELLO**  
**COMPREHENSIVE PLAN**



**VOLUME II**

**Goals, Objectives and Policies**

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# What are Future Land Use Categories?

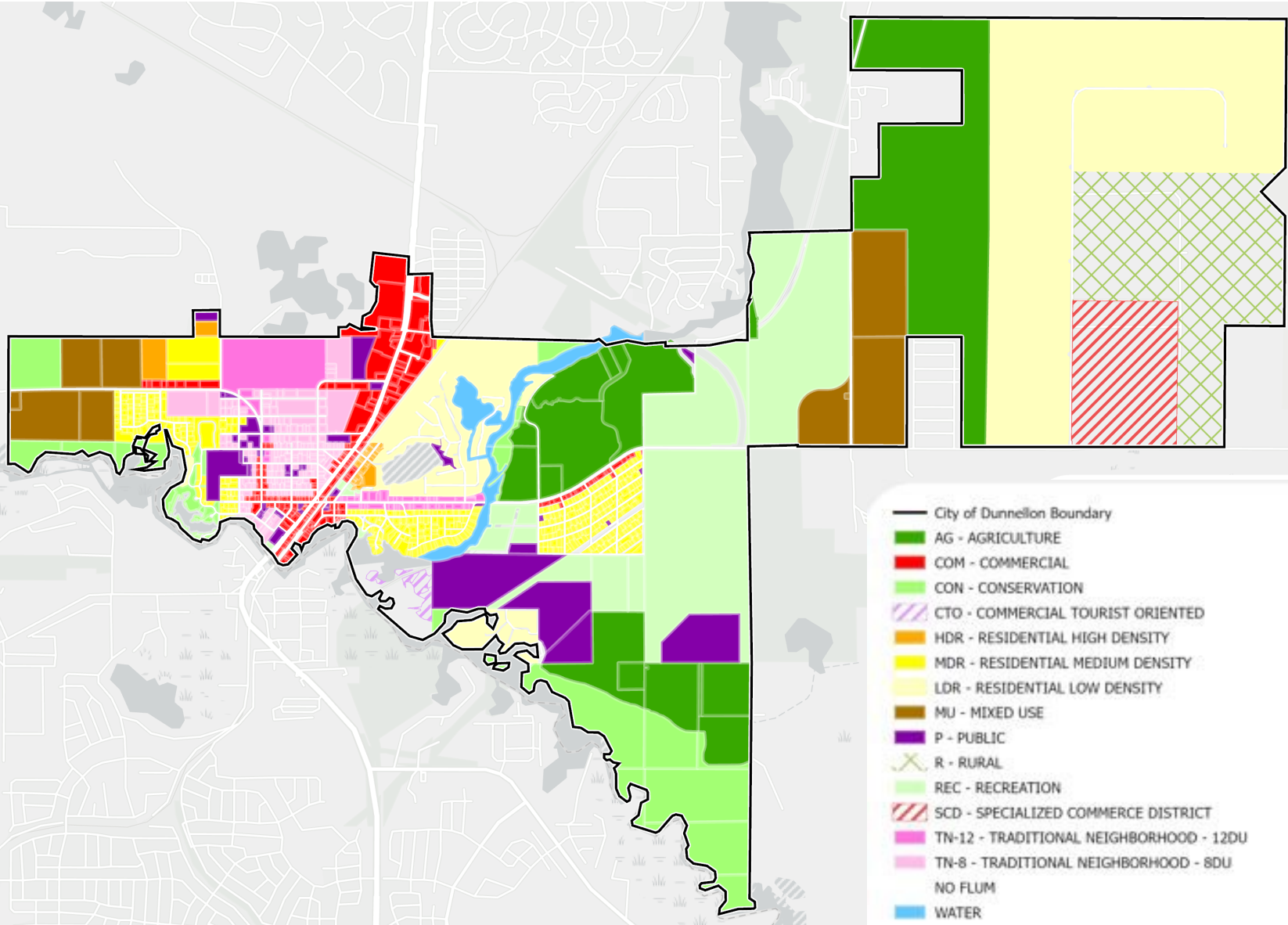
- Future Land Use Categories describe what is allowed in terms of uses, density/intensity, and development in each category
- Dunnellon has 10 Future Land Use Categories in its Comprehensive Plan
  - Three residential categories
  - Two categories where a mix of residential & non-residential is allowed
  - Five other categories for specific uses such as: Commercial, Public, Recreation, Conservation, & Agriculture

# Updates to the Comprehensive Plan Future Land Use Categories

- Discuss proposed changes to the Future Land Use Categories (10 categories)

<b>Low-Density Residential</b>	<b>Commercial</b>
<b>Medium-Density Residential</b>	<b>Public &amp; Institutional Facilities</b>
<b>High-Density Residential</b>	<b>Agriculture</b>
<b>Mixed-Use</b>	<b>Recreation</b>
<b>Traditional Neighborhood</b>	<b>Conservation</b>

# Future Land Use Map Depicting Future Land Use Categories



- City of Dunnellon Boundary
- AG - AGRICULTURE
- COM - COMMERCIAL
- CON - CONSERVATION
- CTO - COMMERCIAL TOURIST ORIENTED
- HDR - RESIDENTIAL HIGH DENSITY
- MDR - RESIDENTIAL MEDIUM DENSITY
- LDR - RESIDENTIAL LOW DENSITY
- MU - MIXED USE
- P - PUBLIC
- R - RURAL
- REC - RECREATION
- SCD - SPECIALIZED COMMERCE DISTRICT
- TN-12 - TRADITIONAL NEIGHBORHOOD - 12DU
- TN-8 - TRADITIONAL NEIGHBORHOOD - 8DU
- NO FLUM
- WATER



# Residential Categories

- **Low-Density Residential:**
  - Maximum density: 2.5 du/gross acre
  - Maximum height: 40 feet
  - Allows Single-family detached units
- **Medium-Density Residential:**
  - Maximum density: 5 du/gross acre
  - Maximum height: 40 feet
  - Allows Single-family & 2-family units
- **High-Density Residential**
  - Maximum density: 12 du/gross acre
  - Maximum height: 40 feet
  - Allows Single-family & multi-family units

# Proposed Changes to the Residential Categories

- Clarify that home occupations area allowed under certain limitations
- Add additional uses (some currently stated in the Land Development Regulations):
  - Assisted living facilities
  - Community residential homes
  - Houses of worship
  - Public & private schools
  - Libraries?
  - ***Reference that a Special Exception may be required***
- Remove minimum density requirement in HDR

# Assisted Living Facilities

*Assisted living facility* means a residential facility providing 24-hour personal care for the elderly and which may include memory care services and limited nursing. Residents occupying this type of facility require assistance for daily activities such as preparation of meals, bathing, and other personal care. These facilities include a common dining area for residents. Units typically include one or two beds per unit. Every two beds shall count as a residential unit for the purpose of density calculations. **Assisted living facilities are allowed in residential districts, except for the R-3 and R-5 districts.** This category does not include nursing homes, congregate care facilities, adult day care facilities, community residential homes or transitional recovery facilities.

# Assisted Living Facilities Discussion

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- **Scale of these types of facilities**
  - **Senior Care or Living Community (graduated living type from independent living to nursing home care)**
  - **Assisted living facility**
  - **Memory care facility**
  - **Nursing homes**
  - **Smaller in-home care facilities (neighborhood level)**

**NOTE: Assisted Living Facilities not mentioned in Future Land Use Categories**

# Mixed-use Categories

- Traditional Neighborhood:
  - Maximum density: 8 - 12 du/gross acre
  - Maximum height: 40 feet
  - Residential; Neighborhood commercial; office, etc.
  - Delete requirements that are stated in the Land Development Regulations
  - Mix of uses not required
- Mixed-Use:
  - Maximum density: 5 – 12 du/gross acre
  - Maximum height: None stated
  - Percentage mix of uses required (residential (40-80% & non-residential (20-60%))
  - PUD zoning district implements this category

# Commercial Category

- **Allows:**
  - Broad range of uses: Retail, Office, Business & Personal Services; Gas stations; hotels & RV parks; Storage; Medical facilities; Vehicle repair, etc.
  - Maximum height: 40 feet; (consider raising with Special Exception?)
- **Proposed Changes:**
  - Add Assisted Living Facilities & light industrial uses
  - Delete design standards since they are in the Land Development Regulations

# Public & Institutional Category

- Allows:
  - Governmental and public uses
  - Maximum height: 40 feet
- Proposed Changes:
  - Add houses of worship; civic, social & fraternal uses; utilities; & non-profit uses
  - Clarify that public & private schools are allowed
  - Add provisions for a Special Exception requirement for certain public/institutional uses?? (Examples: solid waste facility, fire station, utility substation)

# Agriculture Category

- **Allows:**
  - Agriculture & silviculture uses; solar farms
  - Residential uses (1 du/10 acres except in Conservation Subdivisions where 1 du/5 acres is allowed)
  - Maximum height: 40 feet
- **Proposed Changes:**
  - Reference that requirements for Conservation Subdivisions are in the Land Development Regulations
  - Delete Policy 1.13 that describes Conservation subdivisions because it is already in the LDRs

# Recreation Category

- **Allows:**
  - Active & passive parks
  - Various recreational uses, including water uses
  - Maximum height: 40 feet
- **Proposed Changes:**
  - Add, “but is not limited to”
  - Delete the No other uses are permissible statement

# Conservation Category

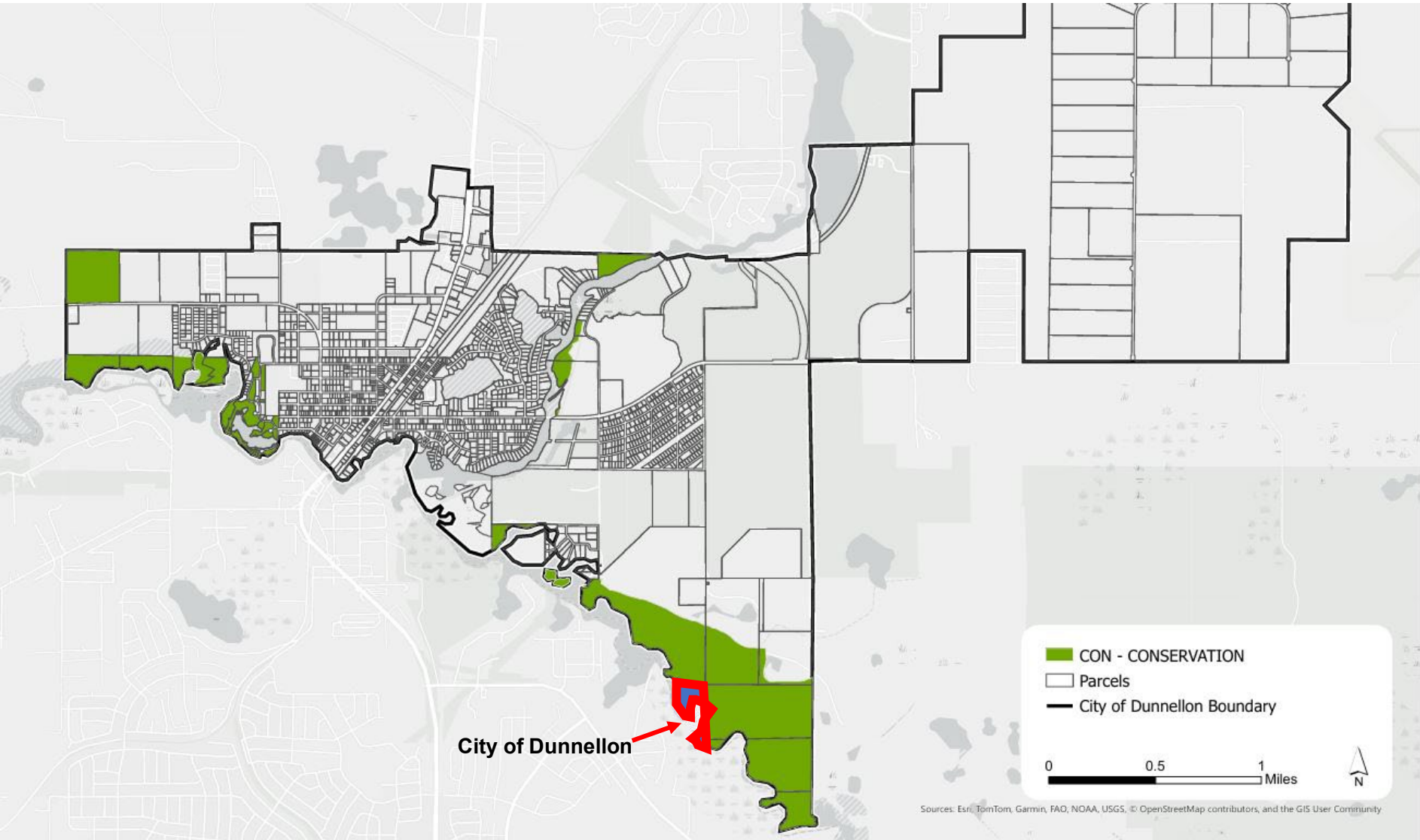
- Allows:
  - Limited development; passive recreation
  - Maximum height: None stated
- Proposed Changes:
  - Add explanation of Conservation to include: “environmental constraints; conservation easements; & permanent buffers between uses”
  - Add educational/interpretative structures as being allowed
  - Add provisions for privately held properties ?
  - Delete listing of parcels in sub-policy A. that do not have Conservation land use category now

# Conservation Category Issues

- Several properties currently designated Conservation are privately owned
- Some properties have existing structures or are in non-conservation uses
- Potential for allowing Conservation subdivisions in Conservation land use category?

# Conservation Designated Parcels

All parcels in private ownership except for one owned by City of Dunnellon



# Acreege in Future Land Use Categories

FLU Category	Acreege
Agriculture	934.47
Commercial	182.59
Conservation	411.62
Commercial T O	11.92
Mixed-Use	340.17
Public	264.03
Recreation	986.71
Specialized Commerce	218.62
Residential Low	1,188.81
Residential Medium	238.71
Residential High	32.76
Rural	500.8

FLU Category	Acreege
Traditional Neighborhood-8	149.31
Traditional Neighborhood-12	107.36
Undesignated Parcels (10)	59.87
Water	78.12
TOTAL:	5,705.87

## High Percentage Categories

**Residential Low 20.8%**  
**Recreation 17.3%**  
**Agriculture 16.4%**  
**Conservation 7.2%**

# Next Steps

- Receive direction from Planning Commission & City Council on:
  - Proposed changes to Future Land Use categories
  - Any additional things to be added to the Future Land Use Categories
  - Privately-held Conservation-designated parcels & potential for adding Conservation subdivisions to the Conservation category
- Move forward on proposed changes to Comprehensive Plan Elements

# Questions/Comments



**Please provide feedback on:**

- **Future Land Use category changes**
- **Conservation designations on privately-held properties**