

## FREQUENTLY REQUESTED INFORMATION

### Zoning Lookup

First, verify the zoning authority for the subject location. Just because the address is Dunnellon does not mean the address is within the city limits. If a property is outside the city limits, then the county is the zoning authority. Use our GIS map to see the City of Dunnellon boundaries: [City of Dunnellon \(arcgis.com\)](http://arcgis.com). Horse farms are allowed in A-1 zones only (as shown on the table of permitted uses link below).

1. Below is information on how to look up all the information you would want to know for uses and zoning:
  - a. [Setbacks](#) and [permitted uses](#) are based on the property's zoning. Find the current zoning using the city's GIS map and enter the property address: [City of Dunnellon \(arcgis.com\)](http://arcgis.com).
    - i. Be sure the Zoning\_2017 map layer box is checked. Make note of the zoning.
    - ii. If you are constructing a building, use the Future Land Use 2017 map layer.
    - iii. The Dunnellon GIS map can only search by address. If the property does not have an address, you will need to visit the Marion County Property Appraiser site to find the property using other search methods.
    - iv. Once you locate the property, click Beta MAP IT to view the county map for the property location.
    - v. Next, go to the city's GIS map and find the property by comparing the location to the Marion County map.
2. View setbacks here:  
[https://library.municode.com/fl/dunnellon/codes/code\\_of\\_ordinances?nodeId=SPBLADERE\\_APXAZO\\_ARTVIZODI\\_S6.2SCDIRE](https://library.municode.com/fl/dunnellon/codes/code_of_ordinances?nodeId=SPBLADERE_APXAZO_ARTVIZODI_S6.2SCDIRE)  
Waterfront property? Additional setbacks apply:  
[https://library.municode.com/fl/dunnellon/codes/code\\_of\\_ordinances?nodeId=SPAGEOR\\_CH78WA\\_ARTIIDERICO\\_S78-71INDERICOPRAR](https://library.municode.com/fl/dunnellon/codes/code_of_ordinances?nodeId=SPAGEOR_CH78WA_ARTIIDERICO_S78-71INDERICOPRAR)
3. Duke Energy supplies the power and FGUA supplies the water/sewer for properties within the city limits. All new construction is required to submit a letter of service availability from FGUA.
4. Septic tanks are not allowed in the city where public sewer connections are available. Septic tank installation requires a Dept. of Environmental Protection permit prior to applying for a city permit.
5. Mobile homes are only permitted in mobile home parks in the city limits.
6. According to The State of Florida [[DCA Logo \(floridabuilding.org\)](http://floridabuilding.org)], modular/manufactured homes must be on permanent foundations. It also reads plans must be submitted to the FL Building Dept for approval through the State. Then it may permitted through the City of Dunnellon. You may call FL Building Dept. for further clarification.

7. Accessory Structures requirements:  
[https://library.municode.com/fl/dunnellon/codes/code\\_of\\_ordinances?nodeId=SPBLADERE\\_APXAZO\\_ARTIIIIGEP S3.12ACUSST](https://library.municode.com/fl/dunnellon/codes/code_of_ordinances?nodeId=SPBLADERE_APXAZO_ARTIIIIGEP S3.12ACUSST)
8. Permitted Uses for each zone are shown here:  
[https://library.municode.com/fl/dunnellon/codes/code\\_of\\_ordinances?nodeId=SPBLADERE\\_APXAZO\\_ARTVIIDIRE S7.1TAPEUS](https://library.municode.com/fl/dunnellon/codes/code_of_ordinances?nodeId=SPBLADERE_APXAZO_ARTVIIDIRE S7.1TAPEUS)
9. Required off-street parking requirements for commercial entities:  
[https://library.municode.com/fl/dunnellon/codes/code\\_of\\_ordinances?nodeId=SPBLADERE\\_APXAZO\\_ARTVOREPALO S5.3AMOREPA](https://library.municode.com/fl/dunnellon/codes/code_of_ordinances?nodeId=SPBLADERE_APXAZO_ARTVOREPALO S5.3AMOREPA)
10. Historic District Properties must apply for a Certificate of Appropriateness for exterior work in accordance to this section of the code:  
[https://library.municode.com/fl/dunnellon/codes/code\\_of\\_ordinances?nodeId=SPBLADERE\\_APXAZO\\_ARTXIXHIPR S19.6CEAP](https://library.municode.com/fl/dunnellon/codes/code_of_ordinances?nodeId=SPBLADERE_APXAZO_ARTXIXHIPR S19.6CEAP)

Still have questions? Email [Planning@dunnellon.org](mailto:Planning@dunnellon.org). Allow 7-10 business days for a response.