

UNIFIED LAND DEVELOPMENT CODE  
Chapter 2. Zoning  
Article 2.2. Conventional Zoning Districts  
Division 2.2.1. Open Space & Rural

**Section 2.2.1.4. Excavation and Mining (EM)**

- (a) *Intent.* The purpose and intent of this district is to allow agriculture, very-low density residential, rural recreation, other rural uses, and commercial excavation activities and associated uses.
- (b) *Permitted Uses (P) and Structures:*
  - (1) Harvesting, cultivation, processing, and sale of crops grown on premises, including silviculture, aquaculture, and commercial citriculture.
  - (2) Dairy, grain, fruit, field crop, and vegetable production, cultivation and storage.
  - (3) Domestic animal breeding.
  - (4) Horse stable.
  - (5) Livestock breeding, training, and boarding.
  - (6) Raising of poultry.
  - (7) Plant nursery.
  - (8) Single-family detached.
  - (9) Cemetery, mausoleum.
  - (10) Emergency services.
  - (11) Community garden. (see Division 3.7.4. Community Garden)
  - (12) Fish and wildlife management area, nature preserve.
  - (13) Fish hatchery.
  - (14) Gamelands, public or private.
  - (15) Outdoor educational facility.
  - (16) Park, public or not-for-profit.
  - (17) Animal hospital, boarding facility. (see Division 3.7.2. Animal Hospital, Boarding Facility)
  - (18) Biofuel production, 5,000 gal per day or less. (see Division 3.6.3. Biofuel Production, Storage)
- (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures are permitted in this district.
- (d) *Conditional Use (C):* (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses)
  - (1) Commercial excavation. (see Chapter 6. Earthmoving)
  - (2) Stockpiling of fill.
  - (3) Conservation subdivision. (see Article 4.3. Conservation Subdivisions)
  - (4) Minor yard trash processing facility. (see Division 3.7.6. Debris and Waste Facilities)
  - (5) Telecommunications facility, 50 feet or less in height. (see Division 3.7.5. Communication Towers)
  - (7) Telecommunications facility, greater than 50 feet in height. (see Division 3.7.5. Communication Towers)

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- (8) Bed and breakfast, 1 or 2 bedrooms.
- (9) Campground.
- (10) Manufactured home (HUD).
- (e) *Prohibited Uses and Structures*: Any use or structure not specifically, or by reasonable implication, permitted herein shall be unlawful in this district.
- (f) *Special Exceptions (S)*: (For procedure see Division 1.1.5. Special Exceptions)
  - (1) Animal sanctuary, zoo.
  - (2) Concentrated animal feeding operation.
  - (3) Exotic animal breeding.
  - (4) Public building.
  - (5) Composting facility. (see Division 3.7.6. Debris and Waste Facilities)
  - (6) Solid waste combustor. (see Division 3.7.6. Debris and Waste Facilities)
  - (7) Solid waste disposal facility. (see Division 3.7.6. Debris and Waste Facilities)
  - (8) Transfer station. (see Division 3.7.6. Debris and Waste Facilities)
  - (9) Airport.
  - (10) Heliport, helistop.
  - (11) Private landing field.
  - (12) Essential services.
  - (13) Power plant.
  - (14) Bed and breakfast, 3 or more bedrooms.
  - (15) Amphitheater.
  - (16) Clubhouse, community center.
  - (17) Place of worship.
  - (18) Motor sports track, venue.
  - (19) Recreation, outdoor.
  - (20) Farm equipment, supply establishment.
  - (21) Outdoor market or exhibition space. (see Division 3.7.9. Outdoor Retail Sales, Display, and Storage)
  - (22) Gas station with or without retail sales.
  - (23) Motor vehicle repair, service.
  - (24) Agricultural industrial activities, leather tanning, wool processing, meat curing.
  - (25) Animal and poultry slaughter, stockyards, rendering.
  - (26) Biofuel production, 15,000 gal per day or less. (see Division 3.7.3. Biofuel Production, Storage)
  - (27) Biofuel production, more than 15,000 gal per day. (see Division 3.7.3. Biofuel Production, Storage)
  - (28) Dairy, grain, fruit, field crop, and vegetable processing.

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- (29) Fertilizer manufacturing.
- (30) Sawmill, machine shop.
- (31) Such other uses as determined by the Zoning Official or his/her designee to be:
  - a. Appropriate by reasonable implication and intent of the district.
  - b. Similar to another use either explicitly permitted in that district or allowed by Special Exception.
  - c. Not specifically prohibited in that district.

The BZA shall review a favorable determination of the Zoning Official under this provision at the time the Special Exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Division 1.1.1. BZA.

(g) *Development Standards:*

<b>EM</b>	
<b>Site (min.)</b>	
Area (acres)	50
Width (ft.)	250
<b>Yards (min. ft.)</b>	
Front	100
Side	100
Rear	100
<b>Bulk (max.)</b>	
Lot Coverage	15%
Height (ft.)	60
Density (units/acres)	1 per 10 acres

The excavation and mining (EM) zoning district may not be established anywhere on barrier islands, or within one statute mile of the waters of the Gulf of Mexico, any intercoastal waterways, or the waters of Charlotte Harbor and the Peace River located west of the I-75 Interstate Highway bridge over the Peace River. The excavation and mining (EM) zoning district is intended to be applied only to those properties accommodating excavations that meet criteria contained in the Charlotte County Chapter 6. Earthmoving.

- (h) *Signs.* Signage shall be in accordance with Article 4.10. Sign Code, as well as Article 4.7. Landscaping and Buffering.
- (i) *Off-street parking.* Off-street parking shall be in accordance with Article 4.9. Parking Standards.