

HORSE-KEEPING RULES · ORANGE PARK ACRES — THE UNINCORPORATED COUNTY ISLAND

Can I actually keep horses here?

Eight horses on an acre by right. Twelve with a permit.

About a quarter of Orange Park Acres — the historic core around Meads Avenue, Amapola Avenue and North Orange Park Boulevard — is unincorporated Orange County, entirely surrounded by the city. It runs a completely different rulebook from the rest of OPA.

ZONING OVERLAY

OC Zoning Code § 7-9-41

“E” Equine

Appears as a suffix: R1(E), E4-1(E), A1(SR)(E). 415 of the island's 419 parcels sit in one.

EQUINES BY RIGHT

§ 7-9-41.3(b)

1 per 5,000 sq ft

So a one-acre parcel supports eight.

WITH A PERMIT

§ 7-9-41.4(a)(1)

1 per 3,500 sq ft

Recreational Equine Use Permit, from the Zoning Administrator.

MEDIAN LOT, THIS SIDE

Parcel analysis

~1 acre

Against ~0.30 acre on the city side.

What catches people out

№ 01

Check which side of the line the parcel is on before anything else

Streets falling entirely inside the county island include Amapola Avenue, Meads Avenue, North Orange Park Boulevard, Randall Street, Hillside Drive, Morada Drive, Flying E Lane, Shetland Lane, Acre Place and Meadow Lane. Same neighbourhood, same trails, same mailing address format as the city side — different law.

№ 02

The overlay is effectively unique to OPA

There are six “E” polygons in the entire county, totalling 392 acres, and 99.9% of that acreage is in Orange Park Acres. This is not a designation you will find a comparable for elsewhere.

№ 03

The Census boundary is not the boundary

“Orange Park Acres CDP” is a real designation, but a Census-designated place by definition covers only unincorporated land — so it maps onto the island and nothing else, describing about a quarter of the community. The City's own OPA planning layer spans both jurisdictions and is tagged, in the City's words, “Not actually a SP area, just in name.” Neither boundary is the one people assume.

Source and currency. Orange County Zoning Code Sec. 7-9-41. Jurisdiction split verified against four independent sources after two researchers reached opposite conclusions.

This document reports what the published code says. It is not a zoning determination and it is not legal advice. Ordinances change, and the answer for a *specific parcel* can turn on its zone, its slope, its recorded easements or a permit issued decades ago. Before you rely on any of it, confirm with OC Public Works — Planning.