
Front: 30 ft.

Side: 25 ft.

Rear: 25 ft.

Special provisions: A minimum undisturbed, vegetated buffer of 75 feet measured from the generally recognized river bank of any Outstanding Florida Water (Santa Fe River), as classified by the Florida Department of Environmental Protection and 50 feet measured from the generally recognized river bank of all other perennial rivers shall be required. In addition, a minimum undisturbed, vegetated buffer of 25 feet from all wetlands shall be maintained.

These buffers shall be maintained for all single-family residential uses and agricultural uses and silviculture activities. All other permitted land uses shall conform with the variable buffer requirements contained in Chapter 40B-4.3030(4), Florida Administrative Code, as administered by the water management district. Exception shall be made for the provision of reasonable access to the river and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.

4.4.8. *Maximum height of structures.* No portion shall exceed 35 feet as measured from the base flood elevation (see section 4.2 for exclusions from height limitation).

4.4.9. *Maximum lot coverage by all buildings.* 20 percent.

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.4.10. *Minimum landscaped buffering requirements.*

1. All permitted or permissible uses and structures (unless otherwise specified): None, except as necessary to meet other requirements as set out herein.

4.4.11. *Minimum off-street parking requirements.*

1. Each residential dwelling unit: Two spaces for each dwelling unit.

(Ord. No. 2011-12, §§ 4, 5, 6-16-2011; Ord. No. 2013-11, § 2, 12-19-2013; Ord. No. 2018-01, § 2, 4-19-2018)

Section 4.5. A agricultural.

4.5.1. *Districts and intent.* The A agricultural category includes two zone districts: A-1 and A-2. Lands in the agricultural-1 district are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated rural within the county's comprehensive plan. The agricultural-2 district is intended to provide for areas primarily consisting of agricultural and residential uses consistent with the urban development areas as designated within the county's comprehensive plan.

4.5.2. *Permitted principal uses and structures.*

In A-1 district:

1. All agricultural activities (but not including livestock or poultry slaughterhouses), including the raising of livestock and poultry, the production of dairy and poultry products, the cultivation of field crops and fruits and berries, forestry, in accordance with the comprehensive plan, apiculture, and similar uses; provided, that no structure used for or any commercial feed lot operation shall be located within 300 feet of any lot line, and no structure used for housing animals shall be located within 100 feet of any lot line.

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2. The processing, storage, and sale of agricultural products and commodities which are raised on the premises (but not including livestock or poultry slaughterhouses); provided, that no building used for these activities shall be located within 300 feet of any side or rear lot line.
 3. Single-family dwellings.
 4. Mobile homes.
 5. Plant nurseries and greenhouses.
 6. Homes of six or fewer residents which otherwise meet the definition of a "community residential home" (see section 4.2).
 7. Churches and other houses of worship.
 8. Public or private schools offering curricula comparable to that of public schools, as conducted in accordance with the provisions of the county's comprehensive plan and section 4.2, herein.

In A-2 district:

1. All agricultural activities (except intensive agricultural uses as defined in section 2.1 herein), including the raising of livestock and poultry, the production of dairy and poultry products (but not including livestock or poultry slaughterhouses), the cultivation of field crops and fruits and berries, forestry, in accordance with the comprehensive plan, apiculture, and similar uses; provided, that no structure used for any commercial feed lot operation shall be located within 300 feet of any lot line, and no structure used for housing animals shall be located within 100 feet of any lot line.
2. The processing, storage, and sale of agricultural products and commodities which are raised on the premises (but not including livestock or poultry slaughterhouses); provided, that no building used for these activities shall be located within 150 feet of any side or rear lot line.
3. Single-family dwellings.
4. Mobile homes.
5. Plant nurseries and greenhouses.
6. Homes of six or fewer residents which otherwise meet the definition of a "community residential home" (see section 4.2).
7. Churches and other houses of worship.
8. Public or private schools offering curricula comparable to that of public schools, as conducted in accordance with the provisions of the county's comprehensive plan and section 4.2, herein.

4.5.3. *Permitted accessory uses and structures.*

1. Uses and structures in all agricultural-1 and agricultural-2 zoning districts which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
 - b. Are located on the same lot as the permitted principal use or structure or on a contiguous lot in the same ownership.
 - c. Do not involve operations not in keeping with the character of a rural area.
2. Examples of permitted accessory uses and structures include:
 - a. Barns and stables.
 - b. Private garages.

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- c. Private swimming pools.
 - d. On-site signs (see section 4.2).
 - e. Residential facilities for caretakers whose work requires residence on the premises or for employees who will be quartered on the premises.
 - f. Pre-manufactured Florida Department of Community Affairs certified buildings.
 - g. Mobile home, manufactured home, or other similar structure provided the following requirements are met:
 - (1) Property parcel shall be a minimum of five acres;
 - (2) Mobile home, manufactured home or similar structure shall be located in the rear yard at least 50 feet from the side and rear property lines;
 - (3) All Florida Building Code requirements are met and a building permit is issued;
 - (4) No more than one mobile home, manufactured home or similar structure shall be allowed per each five acre; and
 - (5) No cooking facilities permitted in mobile home or manufactured home.
 - h. Semi-trailers for storage.

4.5.4 *Prohibited uses and structures.* In agricultural-1 and agricultural-2 zoning districts: Junk yard or automobile wrecking yard, excavation of more than 100 cubic feet on parcels of one acre or less in size, medical marijuana dispensing facilities, and any use or structure not specifically, provisionally or by reasonable implication permitted herein as a special exception.

4.5.5. *Special exceptions.* (See also articles 12 and 13.)

In agricultural-1 districts:

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises; provided that no building used for these activities shall be located within 300 feet of any side or rear lot line.
2. Livestock auction arenas.
3. Livestock or poultry slaughterhouses; provided that no building used for these activities shall be located within 300 feet of any lot line.
4. Sawmills and planing mills, and other similar wood product facilities; provided that no building used for these activities shall be located within 300 feet of any side or rear lot line.
5. Agricultural equipment and related machinery sales.
6. Agricultural feed and grain packaging, blending, storage, and sales.
7. Agricultural fertilizer storage and sales.
8. Agricultural fairs and fairground activities.
9. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; travel trailer parks or campgrounds, including day camps; hunting or fishing camps; and similar uses.
10. Riding or boarding stables; provided that no building used for housing of animals shall be located within 300 feet of any lot line.
11. Hospitals, sanitariums, nursing homes, and residential homes for the aged.

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12. Commercial kennels, veterinary clinics, and animal shelters; provided that no open runs or buildings used for housing of animals shall be located within 300 feet of any lot line.
 13. Group living facilities.
 14. Crematories.
 15. Airplane landing fields.
 16. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
 17. Home occupations (see section 4.2).
 18. Public buildings and facilities, unless otherwise specified (see section 4.2).
 19. Private clubs and lodges.
 20. Off-site signs (see also section 4.2).
 21. Solid waste facilities.
 22. Group home care facilities.
 23. Cemeteries and mausoleums.
 24. Conference centers.
 25. Small engine repair (not to exceed 2,000 square feet).
 26. Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).
 27. Welding shop (not to exceed 2,500 square feet).
 28. Intensive agriculture.
 29. The keeping of exotic animals.
 30. Bed and breakfast establishment.
 31. Mobile home, manufactured home, or other similar structure for use as accessory structure, on parcels less than five acres provided the following requirements are met:
 - a. Mobile home, manufactured home or similar structure shall be located in the rear yard at least 50 feet from the side and rear property lines;
 - b. All Florida Building code requirements are met and a building permit is issued; and
 - c. No cooking facilities permitted in mobile home or manufactured home.
 32. Guest house with separate utility meter from primary structure.
 33. Mud bogging (see section 4.2.38 for additional regulations for mud bogging).

In agricultural-2 districts:

1. Riding or boarding stables; provided that no building used for housing of animals shall be located within 300 feet of any lot line.
2. Hospitals, sanitariums, nursing homes, and residential homes for the aged.
3. Commercial kennels, veterinary clinics, and animal shelters; provided that no open runs or buildings used for housing of animals shall be located within 300 feet of any lot line.

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4. Group living facilities.
 5. Crematories.
 6. Airplane landing fields, and associated aeronautical related issues.
 7. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
 8. Home occupations (see section 4.2).
 9. Public buildings and facilities, unless otherwise specified (see section 4.2).
 10. Private clubs and lodges.
 11. Off-site signs (see also section 4.2).
 12. Solid waste facilities.
 13. Group home care facilities.
 14. Cemeteries and mausoleums.
 15. Conference centers.
 16. Small engine repair (not to exceed 2,000 square feet).
 17. Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).
 18. Welding shop (not to exceed 2,500 square feet).
 19. Bed and breakfast establishment.
 20. Recreational activities such as racetracks and speedways, golf courses, country clubs, tennis and racquet clubs, golf and archery ranges, rifle, shotgun and pistol ranges; travel trailer parks or campgrounds, including day camps, hunting or fishing camps and similar uses, requiring a minimum site of five acres.
 21. Sawmills and planing mills, and other similar wood product facilities; provided that no building used for sawmill and planing activities shall be located within 300 feet of any side or rear lot line.
 22. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises; provided that no building used for these activities shall be located within 300 feet of any side or rear lot line and must have minimum of 15 acres of property.
 23. Livestock or poultry slaughterhouse; provided that no building used for these activities shall be located within 300 feet of any side or rear lot line and must have minimum of 15 acres of property.
 24. Mobile home, manufactured home, or other similar structure for use as accessory structure, on parcels less than five acres provided the following requirements are met:
 - a. Mobile home, manufactured home or similar structure shall be located in the rear yard at least 50 feet from the side and rear property lines;
 - b. All Florida Building code requirements are met and a building permit is issued; and
 - c. No cooking facilities permitted in mobile home or manufactured home.
 25. Guest house with separate utility meter from primary structure.
 26. Mud bogging (see section 4.2.38 for additional regulations for mud bogging).

4.5.6. *Minimum lot requirements (area, width).*

1. Single-family dwellings, mobile homes, and group living facilities:

Rural areas as designated by the county's comprehensive plan:

A-1:

Minimum lot area: 15 acres.

Minimum lot width: 290 feet.

A-2:

Minimum lot area: Five acres.

Minimum lot width: 160 feet.

(One acre where the lot is in accordance with the provisions of policy I.2.2 of the county's comprehensive plan and maintains a minimum lot width of 125 feet.)

2. All other permitted uses and structures (unless otherwise specified): None, except as necessary to meet other requirements as set out herein.

4.5.7. *Minimum yard requirements (depth of front and rear yard, width of side yard)* (See section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front: 30 ft.

Side: 25 ft.

Rear: 25 ft.

Special provisions: A minimum undisturbed, vegetated buffer of 75 feet measured from the generally recognized river bank of any Outstanding Florida Water (Santa Fe River), as classified by the Florida Department of Environmental Protection and 50 feet measured from the generally recognized river bank of all other perennial rivers shall be required. In addition, a minimum undisturbed, vegetated buffer of 25 feet from all wetlands shall be maintained.

These buffers shall be maintained for all single-family residential uses and agricultural uses and silviculture activities. All other permitted land uses shall conform with the variable buffer requirements contained in Chapter 40B-4.3030(4), Florida Administrative Code, as administered by the water management district. Exception shall be made for the provision of reasonable access to the river and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed 25 feet in width.

Excavation below the natural grade shall meet minimum yard requirements, shall not be located in wetlands or other restricted areas and shall not alter the pre-existing drainage patterns on site and adjacent parcels. Excavated material shall be properly disposed of so as not to alter the pre-existing drainage patterns.

4.5.8. *Maximum height of structures.* No portion shall exceed 35 feet (see section 4.2 for exclusions from height limitations).

4.5.9. *Maximum lot coverage by all buildings.* 20 percent.

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.5.10. *Minimum landscaped buffering requirements.* (See also section 4.2.)

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1. All permitted uses and structures (unless otherwise specified): None, except as necessary to meet other requirements as set out herein.
 2. All nonagricultural uses approved by special exceptions shall maintain a landscaped buffer between any agricultural use and the special exception, which shall be not less than ten feet in width along the affected rear and/or side yards as the case may be.

4.5.11. *Minimum off-street parking requirements.* (See also section 4.2.)

1. Residential dwelling units: Two spaces for each dwelling unit.
2. Elementary and junior high schools: Two spaces for each classroom or office room, plus one space for each three seats in any auditorium or gymnasium.
3. Senior high school: Four spaces for each classroom or office room, plus two spaces for each three seats in any auditorium or gymnasium.
4. Churches or other houses of worship: One space for each six permanent seats in the main auditorium.
5. Public buildings and facilities (unless otherwise specified): One space for each 200 square feet of floor area.
6. Private clubs and lodges: One space for each 300 square feet of floor area.
7. Child care centers: One space for each 300 square feet of floor area devoted to child care activities.
8. Group living facilities: One space for each bedroom.
9. Hospitals: One space for each bed.
10. Sanitariums and nursing homes: One space for each two beds.
11. Residential home for the aged: One space for each dwelling unit.
12. Commercial and service establishments (unless otherwise specified): One space for each 150 square feet of nonstorage floor area.
13. Livestock or poultry slaughterhouse; sawmills and planing mills; crematories; agricultural feed and grain packaging, blending, storage and sales; agricultural fertilizer storage and sales: One space for each 500 square feet of floor area.
14. Livestock auction arenas; agricultural equipment and related machinery sales; agricultural fairs and fairground activities; drive-in theaters; racetracks and speedways; golf and archery ranges; rifle, shotgun, and pistol ranges; commercial kennels; veterinary clinics; and animal shelters: One space for each 350 square feet of floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display, or activity.
15. For other special exceptions as specified herein: To be determined by findings in the particular case.

(Ord. No. 97-14, §§ 3—5, 7, 12-18-97; Ord. No. 06-15, § 1, 4-20-06; Ord. No. 07-44, §§ 1, 2, 10-18-07; Ord. No. 10-02, § 1, 3-18-2010; Ord. No. 2011-12, §§ 6—8, 6-16-2011; Ord. No. 2011-13, §§ 1, 2, 6-16-2011; Ord. No. 2013-11, § 3, 12-19-2013; Ord. No. 2016-05, § 2, 7-21-2016; Ord. No. 2018-01, § 3, 4-19-2018)

Section 4.6. RR rural residential.

4.6.1. *Districts and intent.* The RR rural residential category includes one zone district: RR. Lands in this district are intended to provide for areas primarily consisting of low density residential uses and limited agricultural uses within the designated urban development areas as designated within the county's comprehensive plan.