CHAPTER 500. ZONING STANDARDS

SECTION 505. A-R AGRICULTURAL-RESIDENTIAL DISTRICT

505.1. Purpose

The purpose of the A-R Agricultural-Residential District is to allow the development of relatively large tracts of land to accommodate those individuals who desire a rural or estate-type living environment; to curtail urban development in areas which lack facilities, until such time as those facilities are available; and to promote conservation of rural environments through limiting the intensity of development.

505.2. Permitted Uses

A. Principal Uses

1. Commercial farming and agricultural activities, such as citrus groves (as well as other fruits); forestry; plant nurseries; truck farms; fish pools; animal feedlots; hatching and raising of poultry; production of eggs; raising of livestock (hogs, horses, cattle, sheep, etc.), shall require a minimum of five (5) acres. Sheds, stables, barns, and other structures devoted to the on-site agricultural uses shall be required to maintain a 100-foot separation between dwellings existing on adjacent parcels of land at the time the commercial agricultural activity commenced. However, the required separation shall not be less than fifty (50) feet from any property line.

2. General farming pursuits of such extent as to supply the occupant's personal needs.

3. Dwellings. Single-family detached dwellings on individual lots and single-family mobile homes on individual lots, where they are securely anchored as required by the County Building Code.

4. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.

5. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.

6. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre, exclusive of area required for other uses.

7. Maintaining small animals and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre.

8. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches; civic organizations; and schools.

9. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products shall require a minimum lot area of two (2) acres.

10. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Other accessory uses customarily incidental to an allowed principal use.

505.3. **Conditional Uses**

A. Residential treatment and care facilities.

B. Gun clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.

C. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

D. Parachute drops.

E. Amusement parks.

F. Automobile race tracks.

G. Medical waste disposal facilities.

H. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.

I. Yard trash disposal facilities.

J. Mining and/or reclamation including, but not limited to, mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

K. Wastewater treatment plants, except when accessory to a development.

L. Sludge, septage, and other waste disposal sites.

505.4. **Performance Standards for Conditional and Special Exception Uses**

All activities shall be in conformance with standards established by the County, State, and Federal government.

505.5. **Special Exception Uses**

A. Bed and breakfast, tourist homes.

B. Duplexes.

C. Major home occupations.

D. Day-care centers.

E. Public and private rights-of-way for utilities.

F. Public and private substations for utilities.

G. Public or private parks, playgrounds, and recreation areas.

H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

I. Storage and repair facilities for essential services.

J. Animal hospitals or veterinarian clinics and dog kennels.

K. Travel trailer parks and travel trailer or recreational vehicle subdivisions, subject to the requirements set forth in this Code. Park model trailers located on lots within travel trailer and/or recreational vehicle subdivisions or condominiums may be utilized for permanent occupancy.

L. Accessory uses customarily incidental to an allowed special exception use.

M. Farm Feed and Supplies Establishments

The following criteria and requirements shall apply to all farm feed and supplies establishments:

1. Feed—livestock, poultry, and pets.

2. Animal health products.

3. Lawn and garden supplies.

4. Fertilizer, insecticides, and pesticides.

5. Leather goods and tack.

6. Fence posts and supplies to be enclosed in an opaque buffer.

7. No equipment, such as lawn mowers, tractors, and accessories, shall be stored or repaired on this site.

8. There shall be a minimum fifty (50) foot setback from all property lines for the building and storage areas.

N. Private Schools

O. Solar Electric Power Collection Facility (Solar Farm) and Substation. If 75 MW or more must be located in PSP (Public/Semi-Public), PD (Planned Development), IL (Industrial-Light), or IH (Industrial- Heavy) Future Land Use classifications.

505.6. **Area, Density, and Lot Width Requirements**

A. Single-Family Detached Dwellings and Mobile Homes

1. Minimum lot area: One (1) Acre

2. Maximum possible gross density: One (1) Dwelling Unit Per Acre

3. Minimum lot width: 125 Feet

4. Single-family detached dwellings in the A-R Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, Section 522.10, the minimum lot area requirements and lot width requirements shall not apply.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

505.7. **Coverage Regulations**.

All buildings, including accessory buildings, shall not cover more than twenty-five (25) percent of the total lot area.

505.8. **Yard Regulations**

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

A. Front: Fifty (50) Feet

B. Side: Twenty-five (25) Feet

C. Rear: Fifty (50) Feet

D. Single-family detached dwellings in the A-R Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, Section 522.10, the minimum lot area requirements and lot width requirements shall not apply.

505.9. **Height Regulations**

Building height. Thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this Code, Chapter 500, Supplemental Regulations.

505.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

505.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.