

SECTION 4.4 "A" AGRICULTURAL

4.4.1 DISTRICTS AND INTENT

The "A" Agricultural category includes two (2) zone districts: A-1 and A-2. Lands in the A-1 district are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas shown on the County's Future Land Use Plan Map as rural areas. Lands in the A-2 district are intended to provide for areas primarily consisting of non-intensive agricultural uses and residential uses consistent with the areas shown on the County's Future Land Use Plan Map as urban development areas.

4.4.2 PERMITTED PRINCIPAL USES AND STRUCTURES

In A-1 Districts:

1. All agricultural activities (except intensive agricultural uses as defined in Section 2.1 herein, which may be permitted in this district by special exception), silvicultural activities (conducted in accordance with the County's Comprehensive Plan), the cultivation of field crops and fruits and berries, forestry, apiculture, and similar uses; provided that structures used for housing domestic animals shall maintain the following setbacks from any lot line:
 - a. One hundred (100) feet for structures housing ten (10) domestic animals or less;
 - b. Two hundred (200) feet for structures housing more than ten (10) domestic animals, but less than fifty-one (51) domestic animals;
 - c. Three hundred (300) feet for structures housing more than fifty-one (51) domestic animals;
 - d. Where an existing structure for housing domestic animals does not meet the above stated setback requirements, such structure may be altered or enlarged not to exceed one hundred (100) percent of the total existing square footage or an additional agriculture structure may be located adjacent to the existing structure not to exceed one hundred (100) percent of the total existing square footage of the adjacent agriculture building(s). In addition, a site and development plan shall be submitted to the Land Development Regulation Administrator for approval of such agriculture structure and where possible, any such new structure or portion thereof shall be constructed away from the adjacent property 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 three hundred (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 (6) or fewer residents which otherwise meet the definition of a "community residential home" (see section 4.19).

7. The temporary housing of migrant farm workers within mobile homes provided:
 - a. That a maximum of three (3) mobile home units may be located on a farm or agricultural unit under own ownership containing contiguous land of at least forty (40) acres.
 - b. Each mobile home must be approved and a permit therefore issued by the Department of Health and Rehabilitative Services of the State of Florida as required by law; and
 - c. The owner of the farm or agricultural unit shall certify to the County that each mobile home is or will be occupied by only migrant workers in the employment of such owner on the farm or agricultural unit of owner and will not be used by any other person or for any other purpose.
8. Churches and other houses of worship;
9. Cemeteries as exempted by Section 497.003, Florida Statutes.
10. Public schools or private schools offering curricula comparable to that of public schools.

In A-2 Districts:

1. All agricultural activities (except intensive agricultural uses as defined in Section 2.1 herein, silvicultural activities (conducted in accordance with the provisions of the County's Comprehensive Plan), the cultivation of field crops and fruits and berries, forestry, apiculture, and similar uses; provided structures used for housing domestic animals shall maintain the following setbacks from any lot line:
 - a. One hundred (100) feet for structures housing ten (10) domestic animals or less;
 - b. Two hundred (200) feet for structures housing more than ten (10) domestic animals, but less than fifty-one (51) domestic animals;
 - c. Three hundred (300) feet for structures housing more than fifty-one (51) domestic animals;
 - d. Where an existing structure for housing domestic animals does not meet the above stated setback requirements, such structure may be altered or enlarged not to exceed one hundred (100) percent of the total existing square footage or an additional agriculture structure may be located adjacent to the existing structure not to exceed one hundred (100) percent of the total existing square footage of the adjacent agriculture building(s). In addition, a site and development plan shall be submitted to the Land Development Regulation Administrator for approval of such agriculture structure and where possible, any such new structure or portion thereof shall be constructed away from the adjacent property 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 three hundred (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 (6) or fewer residents which otherwise meet the definition of a "community residential home" (see section 4.19).
7. Churches and other houses of worship.
8. Cemeteries as exempted by Section 497.003, Florida Statutes.
9. Public schools or private schools offering curricula comparable to that of public schools.

4.4.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures in both A-1 and A-2 districts which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures 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.
 - c. Private swimming pools.
 - d. On-site signs (see Section 4.19).
 - e. Residential facilities for caretakers whose work requires residence on the premises or for employees who will be quartered on the premises.

4.4.4 PROHIBITED USES AND STRUCTURES

In A-1 and A-2 districts: Junk yard or automobile wrecking yard, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

In A-1 districts, Class I landfills are prohibited, however, provided that permitted existing Class I landfills that lawfully existed on or before December 31, 2011 are not prohibited.

In A-2 districts, Class I landfills and Class III landfills (construction and demolition landfills) are prohibited.

4.4.5 SPECIAL EXCEPTIONS AND SPECIAL PERMITS

In A-1 Districts:

- A. Special Exceptions (see Articles 12 & 13)
 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 two hundred (200) feet of any side or rear lot line.
 2. Livestock auction arenas.
 3. Agricultural equipment and related machinery sales.
 4. Agricultural feed and grain packaging, blending, storage, and sales.

5. Agricultural fertilizer storage and sales.
6. Agricultural fairs and fairground activities.
7. 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.
8. Riding or boarding stables; provided the following setbacks are maintained from any lot lines; one hundred (100) feet for housing ten (10) animals or less; two hundred (200) feet for housing more than ten (10) animals, but less than fifty-one (51) animals; three hundred (300) feet for housing more than fifty-one (51) animals.
9. Drive-in theaters (See Section 4.19 for special design standards).
10. Commercial kennels, veterinary clinics, and animal shelters, provided that any open runs or buildings used for housing of animals maintain the following setbacks from any lot lines: two hundred (200) feet for housing up to twenty-four (24) animals; three hundred (300) feet for housing twenty-five (25) or more animals. (See Section 4.19.35 for additional requirements for commercial kennels).
11. Group living facilities.
12. Crematories.
13. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
14. Private clubs and lodges.
15. Off-site signs (see also Section 4.19).
16. Flea markets.
17. Exotic animals (see section 2.1 for definition).
18. Small engine repair, excluding boat motors (not to exceed two-thousand (2,000) square feet).
19. Automotive repair and repair of agricultural equipment (not to exceed two-thousand five hundred (2,500) square feet).
20. Welding shop (not to exceed two-thousand five hundred (2,500) square feet).
21. Bed and breakfast inns.
22. Mini-storage warehouses for rent to the public where all storage occurs in completely enclosed buildings not to exceed 2,500 square feet total.
23. Cemeteries and mausoleums not exempted by Section 497.003, Florida Statutes.
24. Home occupation use, which is conducted outside of the principal building. (See Article 4.19.31)

25. A truck terminal for the storage, dispatching and servicing of semi tractor-trailers or trucks (not to exceed 15,000 square feet) and provided no activities shall be located within 300 feet from any lot lines.
26. Security system monitoring facilities.
27. Auction Yards.

B. Special Permits (see Article 14.6)

1. Livestock or poultry slaughterhouses; provided that no building used for these activities shall be located within three hundred (300) feet of any side or rear lot line.
2. Sawmills and planing mills; provided that no building used for these activities shall be located within three hundred (300) feet of any side or rear lot lines.
3. Hospitals, sanitariums, nursing homes, and residential homes for the aged.
4. Airplane landing fields.
5. Public buildings and facilities unless otherwise specified (see Article 4.19.9).
6. Solid waste transfer stations.
7. Class III landfills (construction and demolition landfills).
8. Conference centers.
9. Explosives, manufacturing or storage.
10. Paper and pulp manufacturing.
11. Intensive agriculture (see Article 2.1 for definition).
12. Utilities and related facilities.

In A-2 Districts:

A. Special Exceptions (see Articles 12 & 13)

1. Group living facilities.
2. Crematories.
3. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
4. Private clubs and lodges.
5. Off-site signs (see also Section 4.19).
6. Cemeteries and mausoleums not exempted by Section 497.003, Florida Statutes.
7. Small engine repair, excluding boat motors (not to exceed two-thousand (2,000) square feet).
8. Automotive repair and repair of agricultural equipment (not to exceed two-thousand five hundred (2,500) square feet).
9. Welding shop (not to exceed two-thousand five hundred (2,500) square feet).
10. Bed and breakfast inns.

11. Mini-storage warehouses for rent to the public where all storage occurs in completely enclosed buildings not to exceed 2,500 square feet total.
 12. Home occupation use, which is conducted outside of the principal building.
 13. Security system monitoring facilities.
- B. Special Permits (see Article 14.6)
1. Airplane landing fields.
 2. Public buildings and facilities unless otherwise specified (see Article 4.19.9).
 3. Utilities and related facilities.

4.4.6 MINIMUM LOT REQUIREMENTS (area, width)

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

| | | |
|-----|-------------------|---|
| A-1 | Minimum lot area | 5 acres (except housing for temporary farm workers meeting the requirements stated in Section 4.4.2 herein) |
| | Minimum lot width | 275 ft. |
| A-2 | Minimum lot area | 2 acres |
| | Minimum lot width | 175 ft. |
2. All other permitted or permissible uses and structures (unless otherwise specified):
None, except as necessary to meet other requirements as set out herein.

4.4.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard)
(See Section 4.19.30 for right-of-way setback requirements.)

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

| | |
|-------|--------|
| Front | 30 ft. |
| Side | 15 ft. |
| Rear | 15 ft. |

Special Provisions:

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of seventy-five (75) feet from the Suwannee, Santa Fe and Ichetucknee Rivers.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of fifty (50) feet from all other perennial rivers, streams and creeks.

4.4.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED
(See also Section 4.19 for exceptions)

Thirty-five (35) feet

Exception: Sawmills and planing mills height limitations shall be determined by findings in the particular Special Permit case.

4.4.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

20%

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

(See also Section 4.19)

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 OFFSTREET PARKING REQUIREMENTS

(See also Section 4.19)

1. Each residential dwelling unit: two (2) spaces for each dwelling unit.
2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.
3. Senior high school: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.
4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.
5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.
6. Private clubs and lodges: one (1) space for each three hundred (300) sq. ft. of floor area.
7. Child care centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.
8. Group living facilities: one (1) space for each bedroom.
9. Hospitals: one (1) space for each bed.
10. Sanitariums and nursing homes: one (1) space for each 2 beds.
11. Residential home for the aged: one (1) space for each dwelling unit.
12. Commercial and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.
13. Livestock or poultry slaughterhouse; saw mills and planing mills; crematories; agricultural feed and grain packaging, blending, storage and sales; agricultural fertilizer storage and sales: one (1) space for each five hundred (500) sq. ft. 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 (1) space for each three hundred fifty (350) sq. ft. of floor area, plus, where applicable, one (1) space for each one thousand (1,000) sq. ft. of lot or ground area outside buildings used for any type of sales, display, or activity.

15. Conference centers; one (1) space for each three hundred (300) sq. ft. of floor area.
16. For other special exceptions as specified herein: to be determined by findings in the particular case.