

Sec. 3-2.4 - Rural mixed-use district (RMU).

(a) *Purpose.* The rural mixed-use (RMU) district establishes appropriate areas and land use regulations for a mix of low density residential uses and compatible nonresidential uses within areas that have historically developed as rural or semi-rural communities. The primary intent of the district is to sustain these communities by allowing greater residential density, smaller residential lots, and a more diverse mix of nonresidential uses than the agricultural or rural residential districts, but continue to support the preservation of agriculturally productive lands. The RMU district allows public facilities and services necessary for the health, safety, and welfare of the rural mixed-use community, and other non-residential uses that are compact, traditionally neighborhood supportive, and compatible with rural community character. District communities are often anchored by arterial and collector streets, but they are not characterized by urban or suburban infrastructure. Residential uses are generally limited to detached single-family dwellings, consistent with existing rural communities and limited infrastructure.

(b) *Permitted uses.* Permitted uses within the RMU district are limited to the following:

(1) *Residential.*

- a. Manufactured (mobile) homes, excluding new or expanded manufactured home parks or subdivisions.
 - b. Single-family dwellings (other than manufactured homes), detached only, on lots one-half acre or larger.
- See also conditional uses in this district.

(2) *Retail sales.* The following small-scale (gross floor area 6,000 square feet or less per lot) retail sales with no outdoor storage:

- a. Automotive fuel sales.
- b. Convenience stores.
- c. Drugstores.
- d. Grocery or food stores, including bakeries and butcher shops whose products are prepared and sold on the premises.
- e. Hardware stores.
- f. Medical marijuana dispensing facilities.

See also permitted agricultural and related uses and conditional uses in this district.

(3) *Retail services.* The following small scale (gross floor area 6,000 square feet or less per lot) retail services with no outdoor work or storage.

- a. Bed and breakfast inns.
- b. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners, and tattoo parlors.
- c. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.
- d. Repair services, including motor vehicle repair, appliance repair, furniture refinishing and upholstery, watch and jewelry repair, and small engine and motor services.
- e. Restaurants, excluding on-premises consumption of alcoholic beverages and drive-in or drive-through service.

See also permitted agricultural and related uses and conditional uses in this district.

(4) Public and civic.

- a. Cemeteries, including family cemeteries.
- b. Clubs, civic or fraternal.
- c. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.
- d. Educational facilities, including preschools, K-12, colleges, and vocational schools, on lots one acre or larger.
- e. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
- f. Funeral establishments.
- g. Offices for government agencies or public utilities, small scale (gross floor area 6,000 square feet or less per lot).
- h. Places of worship on lots one acre or larger.
- i. Public utility structures 150 feet or less in height, excluding telecommunications towers.

See also, conditional uses in this district.

(5) Recreation and entertainment.

- a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- b. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
- c. Marinas, private only.
- d. Parks, with or without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

(6) Industrial and related. Borrow pit and reclamation activities 20 acres minimum and subject to local permit and development review requirements per Escambia County Code of Ordinances, part I, chapter 42, article VIII, and location and use regulation part III, the land development code, chapter 4.

* Borrow pits require conditional use on land zoned RR prior to the adoption of the RMU zoning.

(7) Agricultural and related.

- a. Agriculture, including raising livestock, storing harvested crops, and cultivation of nursery plants. A minimum of two acres for keeping any farm animal on site and a maximum of one horse or other domesticated equine per acre.
- b. Agricultural research or training facilities.
- c. Aquaculture, marine or freshwater.
- d. Farm equipment and supply stores.
- e. Produce display and sales of fruit, vegetables and similar agricultural products.
- f. Silviculture.
- g. Stables, public or private, on lots two acres or larger.
- h. Veterinary clinics, excluding outside kennels.

See also conditional uses in this district.

(8) *Other uses.*

- a. Airports, private only, including crop dusting facilities.

(c) *Conditional uses.* Through the conditional use process prescribed in chapter 2, the BOA may conditionally allow the following uses within the RMU district:

(1) *Residential.*

- a. Group living, limited to nursing homes, assisted living facilities, hospice facilities, and other uses providing similar services, assistance, or supervision.
- b. Manufactured (mobile) home parks.
- c. Two-family dwellings (duplex).

(2) *Retail sales.* Small-scale (gross floor area 15,000 square feet or less per lot) retail sales not among the permitted uses of the district, including outdoor display of merchandise, but excluding sales of liquor or motor vehicles.

(3) *Retail services.*

- a. Boarding or rooming houses.
- b. Medical clinics, including those providing out-patient surgery, rehabilitation, and emergency treatment.

(4) *Public and civic.*

- a. Cinerators.
- b. Hospitals.
- c. Offices for government agencies or public utilities with greater floor area than those among the permitted uses of the district.
- d. Public utility structures greater than 150 feet in height, and telecommunications towers of any height, excluding any industrial uses.
- e. Warehousing or maintenance facilities for government agencies or public utilities.

(5) *Recreation and entertainment.*

- a. Hunting clubs and preserves.
- b. Off-highway vehicle commercial recreation facilities on lots 20 acres or larger.
- c. Shooting ranges.

(6) *Industrial and related.*

- a. Mineral extraction, including oil and gas wells not among the permitted uses in the district.
- b. Power plants.
- c. Salvage yards, not including any solid waste facilities.
- d. Solid waste collection points and transfer facilities.
- e. Wastewater treatment plants.

(7) *Agricultural and related.*

- a. Exotic animals, keeping or breeding.
- b. Kennels not interior to veterinary clinics.

(d) *Site and building requirements.* The following site and building requirements apply to uses within the RMU district:

- (1) *Density*. A maximum density of two dwelling units per acre.
- (2) *Floor area ratio*. A maximum floor area ratio of 0.25 for all uses.
- (3) *Structure height*. No maximum structure height unless prescribed by use.
- (4) *Lot area*. No minimum lot area unless prescribed by use.
- (5) *Lot width*. For a new lot with a majority of its frontage along the outside of a street right-of-way curve whose radius is 100 feet or less, the minimum lot width at the right-of-way is 40 feet. The minimum width for all other new lots is 100 feet at the right-of-way.
- (6) *Lot coverage*. Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all uses.
- (7) *Structure setbacks*. For all principal structures, minimum setbacks are:
 - a. *Front and rear*. Forty feet in the front and rear.
 - b. *Sides*. On each side, five feet or ten percent of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet.
- (8) *Other requirements*.
 - a. *Farm animal shelters*. Stables or other structures for sheltering farm animals shall be at least 50 feet from any property line and at least 130 feet from any dwelling on the property of another landowner.
 - b. *Chapters 4 and 5*. Refer to chapters 4 and 5 for additional development regulations and standards.
- (e) *Location criteria*. The following location criteria apply to uses within the RMU district:
 - (1) *Prime farmland*. All new or expanded uses shall be located to avoid the loss of prime farmland. Where such loss cannot be avoided, it shall be limited to five acres or ten percent of the development parcel area, whichever is greater.
 - (2) *Nonresidential uses*. All new nonresidential uses shall be located to avoid nuisance, hazard and other adverse impacts to surrounding residential uses. Industrial uses shall be on parcels that comply with the location criteria of the industrial (Ind) zoning district. All other nonresidential uses that are not part of a predominantly residential development or a planned unit development, or are not specifically identified as exempt by district regulations, shall be on parcels that comply with at least one of the following location criteria:
 - a. *Proximity to intersection*. Along an arterial or collector street, and within 200 feet of an intersection with another arterial or collector.
 - b. *Proximity to traffic generator*. Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall, or industrial plant.
 - c. *Infill development*. Along an arterial or collector street, in an area where already established nonresidential uses are otherwise consistent with the RMU district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.
 - d. *Site design*. Along an arterial street at the intersection with a local street that connects the arterial street to another arterial, and all of the following site design conditions:
 1. Any intrusion into a recorded residential subdivision is limited to a corner lot.

2. Access and stormwater management is shared with adjoining uses or properties to the extent practicable.
3. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use (solid waste dumpsters, truck loading/unloading areas, drive-thru facilities, etc.) furthest from the residential uses.

- e. *Documented compatibility.* A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative location criteria, and the proposed use will be able to achieve long-term compatibility with existing and potential uses. Additionally, the parcel has not been rezoned by the landowner from mixed-use, commercial, or industrial zoning assigned by the county.
- (f) *Rezoning to RMU.* Rural mixed-use zoning may be established only within the rural community (RC) future land use category. The district is suitable for recognized rural communities, especially those developed around intersections of higher classification streets and in areas that are generally not agriculturally productive. The district is appropriate to reinforce the value of existing rural communities in serving surrounding areas and minimizing the need to travel long distances for basic necessities. Rezoning to RMU is subject to the same location criteria as any new nonresidential use proposed within the RMU district.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2016-31, § 1, 8-4-2016; Ord. No. 2016-42, § 1, 12-8-2016; Ord. No. 2017-5, § 2(Exh. B), 1-5-2017; Ord. No. 2019-2, § 2(Exh. B), 1-10-2019; Ord. No. 2019-18, § 3, 4-4-2019; Ord. No. 2021-29, § 1, 8-19-2021)