

- **Sec. 4.5. - "A" Agricultural.**

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4.5.1

Districts and intent. The "A" Agricultural category includes three **zone** districts: A-1, A-2 and **A-3**. Lands in these districts are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated agricultural within the county's comprehensive plan.

4.5.2

Permitted principal uses and structures within Agriculture-1 and Agriculture-2 districts.

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, apiculture, and similar uses; provided, that no structure used for housing of animals or any commercial feed lot operation shall be located within 300 feet of any lot line, and no structure used for housing domestic 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 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 facility." (See [section 4.2.](#))

7.

Public elementary and middle schools. (See sections [4.2](#) and [14.13.](#))

8.

Churches and other houses of worship.

9.

Cemeteries not requiring licensure of the State of Florida

10.

Landscape services including yard maintenance firms.

(Ord. No. 2005-14, § 5, 8-4-05)

4.5.**3**

Permitted accessory uses and structures within Agriculture-1 and Agriculture-2 districts.

1.

Uses and structures 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.

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 42.)
- e. Residential facilities for caretakers whose work requires residence on the premises or for employees who will be quartered on the premises.

4.5.4

Prohibited uses and structures within Agriculture-1, -2 and Agriculture-3 districts. Junk yard or automobile wrecking yard, any use or structure requiring an industrial waste permit issued by the Florida Department of Environmental Protection located within areas designated as high groundwater aquifer recharge on illustration A-XI entitled Natural Groundwater Aquifer Recharge Areas found within the county's Comprehensive Plan, any mining use or structure not located within areas designated as mining areas on illustration A-X, entitled Mining Areas found within the county'[s] comprehensive plan and any use or structure not specifically, provisionally or by reasonable implication permitted herein as a special exception.

4.5.5

Permitted principal uses and structures within Agriculture-3 districts.

1. All agricultural activities (except intensive agricultural uses as defined in [section 2.1](#) herein within high groundwater aquifer recharge areas as defined within the county's comprehensive plan), including the raising of livestock and poultry, the production of dairy and poultry products (but not including livestock or poultry slaughter-houses), 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 housing of animals or any commercial feed lot operation shall be located within 300 feet of any lot line, and no structure used for housing domestic 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 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 facility." (See [section 4.2](#)).

7.

Public elementary and middle schools. (See sections [4.2](#) and [14.13](#).)

8.

Churches and other houses of worship.

9.

Cemeteries not requiring licensure of the State of Florida.

10.

Landscape services including yard maintenance firms.

(Ord. No. 2005-14, § 6, 8-4-05)

4.5.6

Permitted accessory uses and structures within Agriculture-3 districts.

1.

Uses and structures in all Agricultural-1 [Agriculture-1] and Agricultural-2 [Agriculture-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.

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.

4.5.7

Special exceptions within Agriculture-1, Agriculture-2 and Agriculture-3 districts.

(See also articles 12 and 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 150 feet of any side or rear lot line.

2.

Livestock auction arenas and general merchandise auction houses.

3.

Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within 150 feet of any lot line.

4.

Heavy equipment and related machinery sales.

5.

Agricultural feed and grain packaging, blending, storage, and sales.

6.

Agricultural fertilizer storage and sales.

7.

Agricultural fairs and fairground activities.

8.

Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; campgrounds (See sections 4.2.24; [8.14](#)), including day camps; hunting or fishing camps; and similar uses.

9.

Riding or boarding stables; provided that no building used for housing of animals shall be located within 150 feet of any lot line.

10.

Drive-in theaters (see [section 4.2](#) for special design standards).

11.

Hospitals, sanitariums, nursing homes, and residential homes for the aged and residential facilities for the aged.

12.

Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within 150 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.
Public buildings and facilities, unless otherwise specified (see [section 4.2](#)).
18.
Private clubs and lodges.
19.
Off-site signs (see also [section 4.2](#)).
20.
Solid waste facilities.
21.
Group home care facilities.
22.
Explosives, manufacturing or storage.
23.
Flea markets.
24.
Paper and pulp manufacturing
25.
Cemeteries and mausoleums which require state licensure.
26.
Small engine repair (not to exceed 2,000 square feet).
27.
Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).
28.
Welding shop (not to exceed 2,500 square feet).
29.
Bed and breakfast inns.
30.
Building contractor and yard.
- 31.

General store.

32.

Mini-warehouses (completely enclosed).

33.

Intensive agriculture (except where prohibited).

34.

Sawmills and planing mills and similar uses; provided, that no building used for these activities shall be located with 300 feet of any lot line.

35.

Funeral homes.

36.

Exotic animals.

37.

Private schools offering curricula similar to public school.

38.

Solar power generation plant (see section 4.2.41).

39.

Other uses which are compatible with the uses of this district.

(Ord. No. 2013-10, § 2, 10-3-13; [Ord. No. 2015-21, § 1, 10-15-15](#); [Ord. No. 2016-25, § 1, 8-18-16](#); [Ord. No. 2017-01, § 1, 2-16-17](#); [Ord. No. 2018-17, § 2, 12-6-18](#).)

4.5.8

Minimum lot requirements (areas, width).

1.

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

EXPAND

A-1	Minimum lot area: 20 acres
	Which lot area may include streets constructed as part of a development
	Minimum lot width: 400 feet
A-2	Minimum lot area: Ten acres
	Which lot area may include streets constructed as part of a development
	Minimum lot width: 300 feet

A-3	Minimum lot area: Five acres
	Which lot area may include streets constructed as part of a development
	Minimum lot width: 200 feet

2.

All other permitted uses and structures (unless otherwise specified). None, except as necessary to meet other requirements as set out herein. (Ord. No. 2006-1, § 1, 1-5-06)

4.5.9

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 feet.

Side: 25 feet.

Rear: 25 feet.

Special provisions: The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 35 feet from wetlands.

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

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

4.5.10

Maximum height of structures. No portion shall exceed:

(See also [section 4.2](#) for exceptions)

35 feet. (See [section 4.2](#) for exclusions from height limitations.)

4.5.11

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.

4.5.12

Minimum landscaped buffering requirements. (See also [section 4.2](#).)

1.

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

4.5.13

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 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 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.

