

SECTION 4.5 "A" AGRICULTURAL

4.5.1 DISTRICTS AND INTENT

The "A" Agricultural category includes five (5) zone districts: A-1, A-2, A-3, A-4, and A-5. Lands in the Agricultural-1 through Agricultural-4 districts 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-5 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 through A-4 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, 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 three hundred (300) feet of any lot line, and no structure used for housing domestic animals shall be located within one hundred (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 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 facility" (see section 4.2).
7. The housing of temporary migrant farm workers provided:
 - a. Each farm or agricultural unit under one ownership contains contiguous land of at least forty (40) acres;
 - b. Not more than one (1) housing unit for each five (5) acres of land shall be permitted;
 - c. Each housing unit 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;
 - d. The owner of the farm or agricultural unit shall certify to the County that each such housing unit 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.

In A-5 districts:

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 housing of animals or any commercial feed lot operation shall be located within three hundred (300) feet of any lot line, and no structure used for housing domestic animals shall be located within one hundred (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 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 facility" (see section 4.2).
7. Churches and other houses of worship.

4.5.3

PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures in all Agricultural-1 through Agricultural-5 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.

4.5.4

PROHIBITED USES AND STRUCTURES

In Agricultural-1 through Agricultural-5 zoning districts: Junk yard or automobile wrecking yard, 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 through Agricultural-4 districts:

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises that emit dust, odors, noise in excess of seventy-eight (78) decibels, or electronic interference; provided, that no building used for these activities shall be located within three hundred (300) feet of any side or rear lot line. The processing, storage, and sale of agricultural products and commodities not raised on the premises that do not emit dust, odors, noise in excess of seventy-eight (78) decibels, or electronic interference; provided, that no building used for these activities shall be located within one hundred (100) feet of any side or rear lot line. Dust, odors, noise and electronic interference shall be measured at the side and rear lot lines.
2. Livestock auction arenas.
3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within three hundred (300) feet of any lot line.
4. 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 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 three hundred (300) feet of any lot line. Accessory structures that house horses within a permitted commercial horse/race track or permitted equestrian/horse training track development shall not be located within one hundred (100) feet of any lot line. Accessory structures housing horses that are located on the same lot and clearly incidental and subordinate to a permitted residential dwelling unit located on a lot within a subdivision that abuts a permitted commercial horse/race track or permitted equestrian horse/training track development shall not be located within one hundred (100) feet of any lot line that is the same as the boundary line of said subdivision that contains lots that abuts said permitted commercial horse/race track or permitted equestrian/horse training track development, except the boundary line of said subdivision that abuts said permitted commercial horse/race track or permitted equestrian/horse training track development. Accessory structures housing horses that are located on the same lot and clearly incidental and subordinate to a permitted residential dwelling unit located on a lot within a subdivision that abuts a permitted commercial horse/race track or permitted equestrian/horse training track development shall not be located within fifty (50) feet of any lot line other than a lot line that is the same as the boundary line of said subdivision that

contains lots that abut said permitted commercial horse/race track or permitted equestrian/horse training track development, except the boundary line of said subdivision that does not abut said permitted commercial horse/race track or permitted equestrian/horse training track development.

11. Drive-in theaters (See Section 4.2 for special design standards).
12. Hospitals, sanitariums, nursing homes, and residential homes for the aged.
13. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within three hundred (300) feet of any lot line.
14. Group living facilities.
15. Crematories.
16. Airplane landing fields.
17. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.; and
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
18. Home occupations (see Section 4.2).
19. Public or private schools offering curricula comparable to that of public schools (see Section 4.2).
20. Public buildings and facilities, unless otherwise specified (see section 4.2).
21. Private clubs and lodges.
22. Off-site signs - to be located on roads classified as arterials, or limited access freeways and limited to a distance of ten thousand (10,000) feet from Interstate-75 Exit(s) 451, 460 and 467, and further subject to the following requirements:
 - a. Information on such off-site signs shall be limited to locational information for public, recreational, and commercial activities located within the general environs of said exit(s) 451, 460 and 467, and the next ten (10) exits to the north and south of said exits;
 - b. Off-site signs shall be limited to four faces (2 on each side) at each sign location, one southbound face of such sign location shall provide public purpose information;
 - c. No off-site sign location shall be located less than one thousand five hundred (1,500) feet from any existing sign located within the same vehicular direction;
 - d. No off-site sign location shall be allowed within two thousand (2,000) feet from any limited access point; and
 - e. Off-site signs constructed shall be steel framed structures, supported by a monopole. Such structures shall be constructed to Florida Department of Transportation standards and County Building Code Standards for protection against wind loads.

23. Solid waste facilities (not to include disposal by incineration).
24. Group home care facilities.
25. Explosives, manufacturing or storage.
26. Flea markets.
27. Paper and pulp manufacturing.
28. Cemeteries and mausoleums.
29. Conference centers.
30. Small engine repair (not to exceed two thousand (2,000) square feet).
31. Automotive repair and repair of agricultural equipment (not to exceed two thousand five hundred (2,500) square feet).
32. Welding shop (not to exceed two thousand five hundred (2,500) square feet).
33. Intensive agriculture.
34. The keeping of exotic animals.
35. Wholesaling from sample stocks only (not to exceed six thousand (6,000) square feet), providing no manufacturing or storage for distribution is permitted on the premises.
36. Miscellaneous uses such as express or parcel delivery office; motor bays or other transportation terminal (not to exceed six thousand (6,000) square feet).
37. Service establishments such as car wash, auction house, carpenter or cabinet shop (not to exceed six thousand (6,000) square feet).
38. Establishments primarily engaged in the assembly and repair of farm machinery and equipment, including wheel tractors, for use in the preparation and maintenance of the soil; planting and harvesting of crops; preparing crops for market, on the farm; or for use in performing other farm operations and processes (not to exceed six thousand (6,000) square feet).
39. Establishments primarily engaged in assembling electronic computers and peripheral equipment and/or major logical components intended for use in electronic computer systems (assembly only no manufacturing or sale of equipment or components on the premises and not to exceed six thousand (6,000) square feet).
40. Establishments primarily engaged in assembling and repairing electronic equipment to include but not be limited to televisions, radios, cellular equipment, satellite reception and transmission equipment (no manufacturing or sales of equipment or components on the premises and not to exceed six thousand (6,000) square feet).
41. Establishments primarily engaged with the assembly of jewelry and other articles worn on or carried about the person, made of precious metals with or without stones, including the setting of stones (not to exceed six thousand (6,000) square feet).
42. Establishments primarily engaged in the repair or assembly of musical instruments (not to exceed six thousand (6,000) square feet).

43. Establishments primarily engaged in manufacturing dolls, doll parts and doll clothing. In addition, establishments primarily engaged in assembling stuffed toy animals are also included (not to exceed six thousand (6,000) square feet).
44. Bed and breakfast inns, subject to the requirements of Section 4.2.
45. General merchandise stores, usually known as country general stores, engaged in the retail sale of a general line of apparel, dry goods, hardware, home wares or home furnishings, groceries and other lines in limited amounts (not to exceed six thousand (6,000) square feet).
46. Establishments commonly known as tool and die shops (not to exceed six thousand (6,000) square feet).
47. Other similar uses in character with the district.

In A-5 districts:

1. Riding or boarding stables; provided that no building used for housing of animals shall be located within three hundred (300) feet of any lot line.
2. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within three hundred (300) feet of any lot line.
3. Group living facilities.
4. Crematories.
5. Airplane landing fields.
6. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.; and
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
7. Home occupations (see Section 4.2).
8. Public or private schools offering curricula comparable to that of public schools (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 - to be located on roads classified as arterials, or limited access freeways and limited to a distance of ten thousand (10,000) feet from Interstate-75 Exit(s) 451, 460 and 467, and further subject to the following requirements:
 - a. Information on such off-site signs shall be limited to locational information for public, recreational, and commercial activities located within the general environs of said exit(s) 451, 460 and 467, and the next ten (10) exits to the north and south of said exits;
 - b. Off-site signs shall be limited to four faces (2 on each side) at each sign location, one southbound face of such sign location shall provide public purpose information;

- c. No off-site sign location shall be located less than one thousand five hundred (1,500) feet from any existing sign located within the same vehicular direction;
 - d. No off-site sign location shall be allowed within two thousand (2,000) feet from any limited access point; and
 - e. Off-site signs constructed shall be steel framed structures, supported by a mono-pole. Such structures shall be constructed to Florida Department of Transportation standards and County Building Code Standards for protection against wind loads.
12. Solid waste facilities (not to include disposal by incineration).
 13. Group home care facilities.
 14. Cemeteries and mausoleums.
 15. Small engine repair (not to exceed two thousand (2,000) square feet).
 16. Automotive repair and repair of agricultural equipment (not to exceed two thousand five hundred (2,500) square feet).
 17. Welding shop (not to exceed two thousand five hundred (2,500) square feet).
 18. The keeping of exotic animals.
 19. Wholesaling from sample stocks only (not to exceed six thousand (6,000) square feet), providing no manufacturing or storage for distribution is permitted on the premises.
 20. Miscellaneous uses such as express or parcel delivery office; motor bays or other transportation terminal (not to exceed six thousand (6,000) square feet).
 21. Service establishments such as car wash, auction house, carpenter or cabinet shop (not to exceed six thousand (6,000) square feet).
 22. Establishments primarily engaged in the assembly and repair of farm machinery and equipment, including wheel tractors, for use in the preparation and maintenance of the soil; planting and harvesting of crops; preparing crops for market, on the farm; or for use in performing other farm operations and processes (not to exceed six thousand (6,000) square feet).
 23. Establishments primarily engaged in assembling electronic computers and peripheral equipment and/or major logical components intended for use in electronic computer systems (assembly only no manufacturing or sale of equipment or components on the premises and not to exceed six thousand (6,000) square feet).
 24. Establishments primarily engaged in assembling and repairing electronic equipment to include by not be limited to televisions, radios, cellular equipment, satellite reception and transmission equipment (no manufacturing or sales of equipment or components on the premises and not to exceed six thousand (6,000) square feet).
 25. Establishments primarily engaged with the assembly of jewelry and other articles worn on or carried about the person, made of precious metals with or without stones, including the setting of stones (not to exceed six thousand (6,000) square feet).

26. Establishments primarily engaged in the repair or assembly of musical instruments (not to exceed six thousand (6,000) square feet).
27. Establishments primarily engaged in manufacturing dolls, doll parts and doll clothing. In addition, establishments primarily engaged in assembling stuffed toy animals are also included (not to exceed six thousand (6,000) square feet).
28. Bed and breakfast inns, subject to the requirements of Section 4.2.
29. General merchandise stores, usually known as country general stores, engaged in the retail sale of a general line of apparel, dry goods, hardware, home wares or home furnishings, groceries and other lines in limited amounts (not to exceed six thousand (6,000) square feet).
30. Establishments commonly known as tool and die shops (not to exceed six thousand (6,000) square feet).
31. Other similar uses in character with the district.

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 40 acres
 Minimum lot width 775 feet
 A-2 Minimum lot area 20 acres
 Minimum lot width 550 ft.
 A-3 Minimum lot area 10 acres
 Minimum lot width 400 ft.
 A-4 Minimum lot area; 5 acres (1 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.

 In Urban Development Areas as designated by the County's Comprehensive Plan;
 A-5 Minimum lot area 1 acre
 Minimum lot width 175 ft.
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 15 ft.

Rear 25 ft.

Special Provisions: A minimum undisturbed, vegetated buffer of fifty (50) feet measured from the generally recognized bank of all perennial rivers, streams and creeks shall be required. Exception shall be made for the provision of reasonable access to the river, stream or creek and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed twenty-five (25) feet in width.

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%

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)

1. All permitted uses and structures (unless otherwise specified):
None, except as necessary to meet other requirements as set out herein.
2. All non-agricultural 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 (10) feet in width along the affected rear and/or side yards as the case may be.

4.5.11 MINIMUM OFFSTREET PARKING REQUIREMENTS
(see also Section 4.2)

1. Residential dwelling units: 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 two (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. For other special exceptions as specified herein: to be determined by findings in the particular case.