

CHAPTER 500. ZONING STANDARDS

SECTION 504. AC-1 AGRICULTURAL DISTRICT

504.1. Purpose

The purpose of the AC-1 Agricultural District is to preserve the rural and open character of various lands within the County and to provide for permanent, residential housing in conjunction with agricultural and open space uses. These lands are agricultural lands; sites of vital, natural water resource functions; areas with highly productive, natural plant and animal communities; and areas with valuable topographic and/or subsurface features, all of which are necessary to sustain and enhance the quality of life in the County. Those uses will be allowed which are compatible with these overall objectives.

504.2. Permitted Uses

A. Principal Uses

1. Agriculture, general farming, and horticulture to include animal feed lots; the commercial hatching or raising of poultry; the production of eggs; the raising of hogs; pasturage of animals, such as cattle and horses; citrus groves (as well as other fruits); forestry; plant nurseries; sheds; stables; barns; truck farms; fish hatcheries; fish pools, and other structures devoted to the on-site farm uses.
2. Dwellings: Single-family detached dwellings on individual lots.
3. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products.
4. Public and private parks and playgrounds.
5. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.
6. Noncommercial recreation facilities including parks, playgrounds, and camps for youths and adults.
7. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches; civic organizations; and schools.
8. 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.

504.3. Conditional Uses

- A. Gun and archery clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.
- B. 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.
- C. Parachute drops.
- D. Amusement parks.
- E. Automobile race tracks.
- F. Medical waste disposal facilities.
- G. Auction houses.
- H. Flea markets.
- I. Drive-in theaters.
- J. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.
- K. Sanitary landfills, subject to all local, State, and Federal regulations.
- L. Yard trash disposal facilities.

- M. 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.
- N. Sludge, septage, and other waste disposal sites.
- O. Wastewater treatment plants, except when accessory to a development.
- P. Fertilizer manufacturing.
- Q. Saw mills.

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

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

504.5. **Special Exception Uses**

- A. Bed and breakfast, tourist homes.
- B. Major Home Occupations.
- C. Country clubs and golf courses.
- D. Day-care centers.
- E. Public and private utility facilities to include the following: County, State, or Federal structures and uses; water pumping plants; transmission lines for gas, electric, and telephones or for broadcasting or communication towers and facilities; and other conforming uses which do not cause an undue nuisance or adversely affect existing structures, uses, and residents.
- F. Storage and repair facilities for essential public services.
- G. Cemeteries, mausoleums, and crematoriums.
- H. Animal hospitals or veterinarian clinics and dog kennels.
- I. Accessory uses customarily incidental to an allowed special exception use.
- J. **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.
- K. Duplexes.
- L. Private schools.
- M. 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.

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

A. **Single-Family Detached Dwellings and Duplexes**

1. Minimum lot area: ten (10) acres.
2. Maximum possible gross density: 0.10 (nonfarm) dwelling units per acre, subject to compliance with the Comprehensive Future Land Use Map classification.
3. Minimum lot width: 250 feet.
4. Single-family detached dwellings in the AC-1 Agricultural 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, 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.

504.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than fifteen (15) percent of the total lot area.

504.8. **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 AC-1 Agricultural 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, the minimum lot area requirements and lot width requirements shall not apply.

504.9. **Height Regulations**

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

504.10. **On-Site Parking Regulations**

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

504.11. **Development Plan**

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