

CHAPTER 500. ZONING STANDARDS

SECTION 507. AR-5 AGRICULTURAL-RESIDENTIAL DISTRICT

507.1. Purpose

The purpose of the AR-5 Agricultural-Residential District is to provide a rural or farm atmosphere in which single-family home ownership may be permitted and where the growing of supplemental food supplies for families will be encouraged.

It is also intended to permit a reasonable use of the property while protecting prime agricultural or natural areas from urban encroachment and preventing rapid expansion of demands on public facilities.

507.2. Permitted Uses

A. Principal Uses

1. Commercial farming and agricultural activities, such as citrus groves (as well as other fruits); forestry; plant nurseries; animal feedlots; hatching and raising of poultry; production of eggs; raising of livestock (horses, cattle, sheep, excluding hogs), shall be permitted and shall require a minimum of five (5) acres. Sheds, stables, barns, and other structures devoted to the on-site agricultural uses shall not be located within 200 feet of residentially zoned property or within fifty (50) feet from any lot line.
2. General farming pursuits of such extent as to supply the occupant's personal needs.
3. Dwellings: single-family detached dwellings on individual lots.
4. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.
5. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre.
6. Public schools.
7. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products.
8. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.
9. Solar Facility

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. Public and private rights-of-way for utilities.
5. Other accessory uses customarily incidental to an allowed principal use.

507.3. **Conditional Uses**

- A. Gun 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. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.
- D. Yard trash disposal facilities.
- E. Sludge, septage, and other waste disposal sites.
- F. Wastewater treatment plants, except when accessory to a development.
- G. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

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

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

507.5. **Special Exception Uses**

- A. Bed and breakfast, tourist homes.
- B. Major home occupations.
- C. Day-care centers.

- D. Public and private rights-of-way for utilities.
- E. Public and private substations for utilities.
- F. Duplexes.
- G. Public or private parks, playgrounds, and recreation areas.
- H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.
- I. Storage and repair facilities for essential services.
- J. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches (permanent structures only); and civic organizations.
- K. Accessory uses customarily incidental to an allowed special exception use.
- L. 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.
- M. Private schools.

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

Single-Family Detached Dwellings

- A. Minimum lot area: five (5) acres.
- B. Maximum possible gross density: one (1) dwelling unit per five (5) acres.

- C. Minimum lot frontage width: 200 feet.
- D. Single-family detached dwellings in the AR-5 Agricultural-Residential 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.

507.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the total lot area.

507.8. **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 AR-5 Agricultural-Residential 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.

507.9. **Height Regulations**

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

507.10. **On-Site Parking Regulations**

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

507.11. **Development Plan**

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