

Sec. 20.3-12. Agricultural District (Zone AG).

(a) *Intent.* All land designated as Zone AG is subject to the regulations of this Section as well as the appropriate density and intensity restrictions from Sec. 20.3-10. Such uses have been established for the protection of agriculture as a major industry in the County by preventing encroachment on agricultural lands by incompatible uses; to encourage a broad range of agricultural activities and their accessory operations, including the processing and sale of agricultural products raised on the premises; to protect watersheds and water supplies, wilderness and scenic areas and conservation and wildlife areas; and to permit a variety of activities which require non-urban locations but which do not operate to the detriment of adjoining lands devoted to rural and agriculture purposes.

(b) *Uses Permitted.*

- (1) Single-family or mobile home dwelling with their customary accessory uses. Mobile homes must meet the requirements as stated in Sec. 20.3-3, Subsection (d).
- (2) For lots of greater than one (1) acre in size, permitted uses include general farming activities: dairying, forestry, greenhouses, livestock raising, nurseries, poultry and egg production (excluding broilerhouse operations and mass production egg laying), crop raising, horticulture, apiculture, pisciculture, and groves.

Agricultural accessory uses that are customary and incidental to principal agricultural use shall be permitted as follows:

- (i) Accessory buildings directly incidental to the agricultural pursuits listed above.
 - (ii) Sheds for the storage and repair of the owner's or tenant's farm equipment only, provided the structure does not exceed three thousand (3,000) square feet of gross floor area.
 - (iii) Stand for the sale of products which are raised on the premises.
- (3) For lots of one (1) acre or less in size, permitted uses include the non-commercial keeping and raising of horses, cattle, sheep, swine, goats and other similar farm animals; provided, however, that no more than two (2) horses, cattle, sheep, swine, goats and other large farm animals six (6) months of age or older shall be permitted to be raised, grazed, kept or maintained per one-half (1/2) acre of land. No animal pen, stall, stable, or other similar animal enclosure shall be located nearer than fifty (50) feet to the property line. (amended 2/94 - Ord. 93-04)

- (4) Storage of petroleum products.
 - (i) Petroleum used for heating and/or cooking not to exceed 500 gallons.
 - (ii) Gasoline not to exceed two thousand five hundred (2,500) gallons, and fuel oil and tanks are designed for the storing of these products. Storage tanks and equipment must meet or exceed all requirements of the State Fire Marshall and National Board of Fire Under writers Code. Wholesale or retail sale of any petroleum products is prohibited.
 - (5) Storage on the premises of the owner's or tenant's heavy equipment including, but not limited to, the following: bulldozers, road graders, front end loaders, backhoes, well drilling equipment, trucks (unlimited tonnage).
 - (6) Garage sales will be allowed up to a maximum of two garage sales within any calendar year. The duration of each garage sale shall be a maximum of 72 hours and may be conducted only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-way.
 - (7) Satellite dish receivers for individual use.
 - (8) The parking of commercial vehicles with a limit of one (1) per acre.
 - (9) Plant nurseries when the products for sale are limited to plant fertilizers and other associated items, except any motorized equipment.
 - (10) Private boat pier or slip for the use of occupants of principal residential structures of the lot; provided said pier or slip does not interfere with navigation.
- (c) *Conditional Uses.* The following uses are permitted in the AG zoning district subject to the conditions provided in Sec 20.3-5.
- (1) Broilerhouses, raising of fowl, and mass production egg laying.
 - (2) Commercial feed lots for livestock.
 - (3) Landing strips.
 - (4) Home occupations.
 - (5) Bird sanctuaries and rehabilitation centers.

- (6) Commercial kennels.
- (7) Heliports and helipads.
- (8) Radio, television, microwave relay stations or towers and accessory equipment buildings. (Ord. 95-53 - 11/28/95) (Amended 11/26/96 - Ord. 96- 58).
- (9) Outdoor shooting ranges.
- (10) Bicycle motocross.
- (11) Swimming pools.
- (12) Trench sanitary landfills (Class III).
- (13) Mobile home for medical hardship.
- (14) Aviculture (Commercial or Hobbyist).
- (15) Temporary structures or buildings.
- (16) Sales from vehicles.
- (17) Riding academies, riding stables, and dude ranches.
- (18) Public and/or private sewer facilities.
- (19) Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code. (Amended 11/26/96 - Ord. 96-58)
- (20) Private drainage ponds or agricultural livestock ponds.
- (21) Borrow Pits (amended 2/95 - Ord 95-2)
- (22) Land Application of Domestic Septage (amended 10/95 - Ord. 95-41)
- (23) Apiculture (Hobbyist) (Amended 2/35/97 Ord. 97- 11)
- (24) Land Clearing Debris Disposal Facility (Amended 6/98 - Ord. 98-27)
- (25) BMX Track (Bicycle Motocross; Non-motorized) Ord. 00-50 – 9/26/00
- (26) Bed and Breakfast Inns (Amended 4/01 - Ord. 01-12)

- (27) Dwelling unit with kitchen addition for parent, grandparent or child (Amended 5/03 – Ord. 03-40)
 - (28) Recreational Vehicle parking for temporary use (amended 11/07 – Ord.2007-66)
 - (29) Temporary Living Quarters during construction of a residence (amended 11/07 – Ord.2007-66)
 - (30) Fairground Association Administrative Office and other Accessory Uses (amended 05/06 – Ord. 06-26)
 - (31) Residential Group Homes *Rev. 04/22/08*
- (d) *Uses Not Permitted.*
- (1) Any use not allowed in (b) and (c) above.
- (e) *Density Requirements.* The maximum density for residential development in this zoning district is one (1) unit per twenty (20) acres, or as otherwise provided for in Sections 20.3-10(e) and (f), which address heirs and homestead exemptions.
- (f) *Lot and Building Requirements.* The principal buildings and other lot uses shall be located so as to comply with the following requirements:
- (1) Minimum Lot Width at Building Line 100 feet
 - (2) Minimum Lot Depth 150 feet
 - (3) Minimum Front Setback 30 feet
 - (4) Minimum Rear Setback 35 feet
 - (5) Minimum Side Setback 15 feet
 - (6) Minimum Front Yard Setback for Accessory Structures 30 feet
 - (7) Minimum Rear Yard Setback for Accessory Structures, Excluding Fences 7.5 feet
 - (8) Minimum living area (amended 2/95 - Ord. 95-2) 750 sq. ft.
 - (9) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable;

for water designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. (amended 5/05 – Ord. 05-18)

- (10) Waterfront lot widths shall be a minimum of one hundred feet at the ordinary high water line or the mean high water line, whichever is applicable. Lot width shall be measured by the chord terminated by the property corners at the ordinary high water line or the mean high water line as applicable. (amended 5/05 – Ord. 05-18)