

**Sec. 20.3-14. Country Estates District (Zone AR-1).**

- (a) *Intent.* All land designated as Zone AR-1 is subject to the regulations of this Section as well as Sec. 20.3-10. Such areas have been established in order to protect the lands best suited for country estates purposes. The purpose and intent of the AR-1 District is to provide a transition between the agricultural areas and the more urban residential communities; and to create a rural residential environment wherein natural constraints applicable to development can be recognized and protected in a manner compatible with the needs of the resident.

The keeping and maintenance of the various types of animals permitted within this district is expressly intended as accessory uses or activities for the pleasure and personal, non-commercial use by the property owner, occupant, or guest. It is further provided within these regulations that all permitted animals shall be kept or maintained in a manner which is consistent with the nature of development and character of the area without constituting a detriment or nuisance to the surrounding neighborhood.

- (b) *Uses Permitted.*

- (1) Single-family dwellings, including customary accessory uses.

- (i) Accessory structures, subject to the following:

- a. No accessory structure or use may be constructed or established on any lot prior to the issuance of a building permit for the principal structure.
- b. No accessory structure may be located within the front yard.

*Rev. 04/22/08*

- (2) 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.

- (3) Satellite dish receivers for individual use.

- (c) *Conditional Uses.* The following uses are permitted in the AR-1 zoning district subject to the condition specified in Sec. 20.3-5.

- (1) Home occupations.
- (2) Swimming pools.
- (3) Temporary structures.

- (4) Public and/or private sewer facilities.
  - (5) Private drainage ponds or agricultural livestock ponds.
  - (6) Aviculture (Hobbyist).
  - (7) Apiculture (Hobbyist) (Amended 2/25/97 Ord. 97- 11)
  - (8) Land Clearing Debris Disposal Facility (Amended 6/98 - Ord. 98-27)
  - (9) Public Educational Facilities (Amended 10/99 - Ord. 99-55)
  - (10) Dwelling unit with kitchen addition for parent, grandparent or child (Amended 5/03 – Ord. 03-40)
  - (11) Recreational Vehicle parking for temporary use (amended 11/07 – Ord.2007-66).
  - (12) Temporary Living Quarters during construction of a residence (amended 11/07 – Ord.2007-66).
  - (13) Fences. *Rev. 04/22/08*
  - (14) Residential Group Homes *Rev. 04/22/08*
- (d) *Uses or Activities Permitted as Accessory.* The use of land or activities upon such land, which are secondary or incidental to the primary use as set forth herein, shall be as follows:
- (1) The non-commercial breeding, raising, grazing or keeping of animals, fowl, and insects including, but not limited to, customary farm animals similar to horses, cattle, goats, pigs, rabbits, insects, or poultry and domestic animals similar to dogs, cats, or birds. Provided, however, that no more than one (1) insect hive or one (1) adult customary farm animal six (6) months of age or older, per each one-half (1/2) acre (21,780 sq. ft.) of land, and no more than one (1) domestic animal six months of age or older per each one- fifth (1/5) acre (8,712 sq. ft.) shall be raised, grazed, kept, or maintained, and provided further, that no animal pen, stall, stable, cage, kennel, or other similar animal enclosure, nor insect hive shall be nearer than one-hundred (100) feet from any residential dwelling under different ownership or occupancy. If said residential dwelling is constructed subsequent to any of the aforementioned animal enclosures or hives, which may be located on an abutting lot or parcel, then the 100 foot separation shall be deemed non-applicable and the appropriate property setbacks as established herein, shall apply. The farm or domestic animals

or hives referenced herein shall be raised, grazed, kept, or otherwise maintained upon the same parcel upon which the main residence is located, or may be upon another parcel which lies immediately abutting the parcel upon which the main residence is located.

The keeping of all animals as set forth herein shall be subject to the following restrictions:

- (i) No animal shelter, stall, stable, kennel, cage, hive, or other similar enclosure shall be less than 150 feet from the residential dwelling of a different property owner when such dwelling is separated by an existing street or roadway.
    - (ii) The keeping and maintenance of all animals as set forth herein shall conform with all State, County and Local regulations and requirements affecting such concerns as, but not limited to, health, safety, drainage, and environmental protection.
  - (2) Non-commercial agricultural pursuits of a variety similar, but not limited to, truck gardens, horticultural farming, greenhouse, nurseries, farms and fruit groves as a secondary use to the primary residence. Provided, however, that said agricultural pursuit as referenced herein is located and conducted upon a parcel which is the same as or immediately abuts the parcel upon which the main residence is located.
  - (3) Garage sales will be allowed up to a maximum of two (2) garage sales within any calendar year. The duration of each garage sale shall be a maximum of seventy-two (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.
- (e) *Uses Not Permitted.*
- (1) Any use or activity not permitted in (b), (c), or (d) above.
  - (2) Any use or activity which would create any obnoxious, corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibration or light, and which would be detrimental to other surrounding properties or to the welfare and health of the citizens in the area.
  - (3) Any agricultural pursuit as a commercial venture or enterprise or the keeping or maintaining of any animal, reptile or rodent, as a commercial venture or enterprise.
  - (4) Boat piers and slips for commercial docking of watercraft.
  - (5) Mobile homes and house trailers.
  - (6) Any agricultural pursuit or the breeding, raising, grazing, or keeping of animals, fowl, and insects on property located at a distance greater than one- hundred (100) feet measured from the nearest property line of the

parcel upon which the main residence is located.

(f) *Density Requirements.* The maximum densities and minimum lot areas for residential uses in the AR-1 district shall be as follows: (amended 2/94 - ORD/94-03)

(1) Land with a zoning classification of AR-1 and a land use designation of Rural Fringe Residential. (amended 2/94 - Ord. 94-03)

(i) *Maximum Density* One (1) unit per acre  
*Maximum Lot Size* 43,560 square feet

(2) Land with a zoning classification of AR-1 and a land use designation of Rural Residential.

(i) Residential development not classified as a subdivision pursuant to Ordinance 85-68, as amended.

*Maximum Density* One (1) unit per five (5) acres  
*Minimum Lot Size* Five (5) acres or 217,800 square feet

(ii) Subdivision pursuant to Ordinance 85-68, as amended.

*Maximum Density*  
With Clustering and Points One (1) unit per acre  
Without Clustering and Points One (1) unit per five (5) acres

*Minimum Lot Size*  
With Clustering and Points 21,780 square feet  
Without Clustering and Points Four (4) acres or 174,240 sq. ft.

(g) *Lot and Building Requirements.* The principal buildings, accessory buildings, and other lot uses shall be located so as to comply with the following requirements:

- (1) Minimum lot width at building 100 ft.
- (2) Minimum lot depth 100 ft.
- (3) Minimum front setback 20 ft.
- (4) Minimum side setback 20 ft.
- (5) Minimum rear setback 30 ft.
- (6) Minimum setback from all lot lines of accessory structures, except fences, side and rear 7.5 ft.

- front (but in no event nearer to front line than the front of the principal building.) 30 ft.
- (7) Maximum percent of lot coverage 30%  
(Total for all primary and accessory buildings)
- (8) Maximum percent of rear lot coverage 30%
- (9) Minimum living area 1,200 sq. ft.
- (10) 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 waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. (amended 5/05 – Ord. 05-18)
- (11) 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)