

ARTICLE 22. OPEN RURAL: OR

INTENT: This district is intended to apply to areas which are sparsely developed and including uses as normally found in rural areas away from urban activity. It is intended that substantial residential, commercial, or industrial development shall not be permitted in the OR district, however agricultural uses, accessory uses and activities that support such uses are encouraged. Lands in such district may be rezoned to the proper district to accommodate more intense uses when conditions warrant rezoning.

Section 22.01. Permitted uses and structures.

- (A) Agricultural, horticultural and forestry uses, also the keeping and raising of farm animals and poultry, provided structures for same shall not be located within one hundred (100) feet of any property line; and, further, provided that goats, sheep, or swine shall not be kept or permitted within two hundred (200) feet of any residence under different ownership.

The noncommercial keeping and raising of horses and ponies is permitted; provided, however, that no more than one (1) horse or pony six (6) months of age or older shall be permitted per one-half (½) acre of land. Structures for horses or ponies shall not be located in a required front yard. No structure used for the keeping of horses or ponies shall be located closer than thirty-five (35) feet to any property line of different ownership.

- (B) Permanent or temporary housing of farm labor in conjunction with a permitted agricultural or farming activity. All housing for such use shall be in compliance with the county's building and housing codes and in the case of mobile homes as per state requirements.
- (C) Roadside stands where the major portion of products offered for sale are grown on the premises.
- (D) Dude ranch, riding academy, or boarding stable, provided structures for the housing of animals shall not be located within one hundred (100) feet of any property line.
- (E) Public parks, camping grounds and recreational areas, playgrounds, playfields and government structures.
- (F) Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs, control structures, wells and similar uses.
- (G) Temporary revival establishments (not to exceed thirty (30) days).
- (H) Borrow pits and ponds, as defined herein.
- (I) Single-family dwellings and mobile homes on individual lots.
- (J) Child care facilities licensed for less than fifteen (15) children.
- (K) Governmental uses.
- (L) U-Pick berry, fruit or vegetable farms, Christmas tree farms and similar uses.
- (M) Wholesale or retail plant nurseries, subject to supplementary development standards found in section 28.16.
- (Ord. No. 2012-10, § 5, 4-30-12; Ord. No. 2019-01, § 2(Exh. A), 1-14-19; Ord. No. 2019-21, § 2G, 7-22-19)

Section 22.02. Permitted accessory uses and structures.

- (A) See article 28, section 28.15.
- (B) Accessory buildings and uses incidental to any of the above listed uses, when located on the same property.

Section 22.03. Conditional uses.

- (A) See article 28, section 28.14.
- (B) Radio or television broadcasting office, studio, transmitter, antenna, and line of sight relay device.
- (C) Class III landfill and construction and demolition (C&D) debris disposal sites (as defined by section 17-701, Fla. Administrative Code, subject to the following conditions:
 - (1) Minimum lot size of ten (10) acres (excluding wetlands as defined by the Department of Environmental Protection (DEP) and areas located within a flood hazard zone as depicted on the flood insurance rate maps for Nassau County.
 - (2) Maintain a minimum setback of one hundred (100) feet from any DEP defined wetland or property boundary under different ownership.
 - (3) Provide and maintain an opaque buffer of vegetation within the surrounding setback area.
 - (4) Obtain required approval and permits from DEP and SJRWMD.
 - (5) Record the use on any deeds or surveys of the property.
- (D) Race track for vehicles or animals.
- (E) Animal hospital, veterinary clinic, agricultural, animal and environmental science and research and educational center, animal boarding place, fur farm, dog kennel, provided no structure for the housing of animals shall be located within two hundred (200) feet of any residence of different ownership.
- (F) Rifle, shotgun or pistol shooting range, field archery range, golf course, golf driving range, [par] three golf course, country clubs and private clubs.
- (G) Private outdoor recreational uses such as parks and playgrounds, sport fields and courts, swimming pools, camps, camping areas and private indoor recreational and entertainment facilities such as bowling alleys, gymnasiums, spas, exercise facilities, swimming pools, meeting rooms, theaters, and game rooms and similar uses.
- (H) Marina, bait and tackle shop, commercial hunting or fishing camp.
- (I) Hospitals, mental health centers, [and] group homes.
- (J) General store, feed store or convenience store.
- (K) Churches, monasteries, convents, cemeteries, crematories, columbariums, and mausoleums.
- (L) Sawmills, railroad yards, railroad right-of-way and trackage.
- (M) Aircraft landing fields and fly-in developments, provided all Federal Aviation Administration (FAA) rules and regulations are met.
- (N) Poultry and animal slaughtering and dressing facility, livestock auction facility.
- (O) Lodge halls.
- (P) Gasoline dispensing facility containing not more than one (1) pump island with not more than four (4) gasoline and/or fuel pumps, provided no repairs or other automobile services are offered, are permitted.
- (Q) Truck and equipment storage and repair. Truck and equipment storage and repair, if the truck and/or equipment is used in the agricultural, timber cutting, horticulture, forestry, or silviculture business. No automobile repair or automobile body work shall be permitted.
- (R) Child care facilities licensed for fifteen (15) or more children.

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- (S) Bed and breakfast inns.
 - (T) Schools, colleges and universities.
 - (U) Educational and research institutions, foundations and other not-for-profit organization involved primarily in agricultural, environmental and animal science, and cultural and artistic research, training and education.
 - (V) Administrative office space associated with and/or for the specific support of permitted and other conditional uses of the property.
 - (W) Housing and lodging facilities associated with and/or for the specific support of permitted and other conditional uses of the property.
 - (X) Home Occupations, subject to the requirements in Section 28.14(A), including production of food under Florida cottage food laws in F.S. § 500.80.
 - (Y) Solar Farms consisting of acreage developed with multiple photovoltaic solar panels devoted to the commercial collection and conversion to usable electrical energy.
 - (Z) Assisted living facilities.
 - (AA) Manufacturing of prepared food products in a state and/or federally-licensed commercial facility.
- (Ord. No. 2008-22, § 2, 12-22-08; Ord. No. 2012-10, § 5, 4-30-12; Ord. No. 2019-21, § 2G, 7-22-19; Ord. No. 2020-14, § 2A, 2-24-20)

Section 22.04. Minimum lot requirements.

- (A) Single-family dwelling or mobile home on individual lot:
 - (1) Minimum lot width:
 - a. One hundred (100) feet.
 - (2) Minimum lot area:
 - a. One (1) acre.
- (B) Churches including temporary revival establishments:
 - (1) Minimum lot width: One hundred fifty (150) feet.
 - (2) Minimum lot area: Two (2) acres.
- (C) Golf course (other than par three): Minimum lot area: One hundred (100) acres.
- (D) Other permitted or permissible uses or structures: Two (2) acres, unless otherwise listed).
- (E) Limited development overlay areas: The comprehensive plan and future land use map (FLUM) series established limited development overlays on areas depicted as conservation, wetlands and floodplains.
 - (1) Areas depicted on the FLUM as wetlands may not be developed at a density greater than one (1) unit per five (5) acres. Development within the limited development overlay areas must be clustered on the upland or least environmentally sensitive portion of the site.

(Ord. No. 2017-17, 7-24-17)

Section 22.05. Minimum yard requirements.

The following minimum building line setbacks measured from the property lines are required for all principal and accessory buildings, except as provided in section 28.15. Principal buildings that met setback or other yard requirements at the time of construction may be enlarged or expanded, provided however, no enlargement or expansion extends to a greater degree into current adopted minimum yard requirements. All other requirements of article 29: Nonconforming lots, uses, and structures shall apply.

- (A) Front yard: Thirty-five (35) feet.
- (B) Side yard: Fifteen (15) feet.
- (C) Rear yard: Twenty-five (25) feet.

(Ord. No. 2016-04, § 2, 4-11-16; Ord. No. 2017-17, 7-24-17)

Section 22.06. Building restrictions.

- (A) Maximum building height: None for agricultural structures. Forty-five (45) feet for all other structures.
- (B) Maximum lot coverage: All buildings, including accessory buildings, shall not cover more than twenty (20) percent of the total lot area, except:
 - (1) Maximum lot coverage for churches permitted as a conditional use in an open rural (OR) district shall not be more than fifty (50) percent of the lot.
- (C) Any building seaward of, or within one thousand (1,000) feet landward of the coastal construction control line (CCCL) shall not exceed thirty-five (35) feet in height.

(Ord. No. 2003-22, § 1, 4-28-03; Ord. No. 2017-17, 7-24-17; Ord. No. 2021-08, § 2I, 6-14-21)

Section 22.07. Reserved.

Editor's note(s)—Ord. No. 2017-17, adopted July 24, 2017, repealed former § 22.07 which pertained to density requirements, and derived from Ord. No. 97-19, adopted July 28, 1997.