

§ 4.6. "RR" Rural Residential.

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Latest version.

- 4.6.1

Districts and intent. The "RR" Rural Residential category includes one zone district: RR. Land in this district is intended to provide for areas primarily consisting of low-density residential uses and limited agricultural uses within the designated urban development area as defined within the county's comprehensive plan.

4.6.2

Permitted principal uses and structures.

1.

Single-family dwellings.

2.

Mobile homes.

3.

On a minimum three-and-one-half-acre parcel, agricultural activities (except intensive agricultural uses as defined in [section 2.1](#) herein), including the raising of livestock and poultry, the cultivation of field crops and fruits and berries, forestry, apiculture, and similar uses; provided that no structure used for housing of livestock shall be located within 50 feet of any lot line.

4.

The processing, storage, and sale of agricultural products and commodities which are raised on the premises (but not including livestock or poultry slaughterhouses); provided that no building used for these activities shall be located within 50 feet of any side or rear lot line.

5.

Plant nurseries and greenhouses.

6.

Homes of six or fewer residents which otherwise meet the definition of "community residential facility." (See [section 4.2](#).)

7.

Public elementary and middle schools. (See sections [4.2](#) and [14.13](#).)

8.

Churches and other houses of worship.

4.6.3

Permitted accessory uses and structures.

1.

Uses and structures which:

a.

Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.

b.

Are located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.

c.

Do not involve operations or structures not in keeping with the character of a rural area.

2.

Examples of permitted accessory uses and structures include:

a.

Barns and stables.

b.

Private garages.

c.

Private swimming pools.

d.

On-site signs. (See [section 4.2.](#))

4.6.4

Prohibited uses and structures. Junk yard or automobile wrecking yard, exotic animals as defined in [section 2.1](#), livestock or poultry slaughterhouse, saw mills and planing mills, livestock feedlots, any use or structure requiring an industrial waste permit issued by the Florida Department of Environmental Protection, any mining use or structure not located within areas designated as mining areas on illustration A-X, entitled Mining Areas found within the county's comprehensive plan and any use or

structure not specifically, provisionally or by reasonable implication permitted herein as a special exception.

4.6.5

Special exceptions.

(See also articles 12 and 13.)

1.

Reserved.

2.

Reserved.

3.

Reserved.

4.

Reserved.

5.

Child care centers, provided:

a.

No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and

b.

Provision is made for areas for off-street pickup and drop-off of children.

6.

Public buildings and facilities, unless otherwise specified. (See section 4.2.)

7.

Private clubs and lodges.

8.

Private schools offering curricula comparable to that of public schools.

9.

Other similar uses.

(Ord. No. 2017-01, § 1, 2-16-17)

The following special exceptions shall require a minimum three-and-one-half-acre parcel and shall not be located within a subdivision:

1.
Riding or boarding stables; provided that no building used for housing of animals shall be located within 50 feet of any lot line.
2.
Hospitals, sanitariums, nursing homes, and residential homes for the aged.
3.
Commercial kennels, veterinary clinics, and animal shelters; provided that no open runs or buildings used for housing of animals shall be located within 50 feet of any lot line.
4.
Cemeteries and mausoleums.
5.
Small engine repair (not to exceed 2,000 square feet).
6.
Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).
7.
Welding shop (not to exceed 2,500 square feet).
8.
Bed and breakfast inns.
9.
Group living facilities.

4.6.6

Minimum lot requirements (area, width).

1.
Single-family dwellings, mobile homes, and group living facilities.

RR	Minimum lot area: 1 acre
	Minimum lot width: 125 feet

2.

All other permitted uses and structures (unless otherwise specified). None, except as necessary to meet other requirements as set out herein.

4.6.7

Minimum yard requirements (depth of front and rear yard, width of side yard).

(See [section 4.2](#) for right-of-way setback requirements.)

1.

All permitted uses and structures (unless otherwise specified).

Front: 25 feet.

Side: Ten feet.

Rear: 15 feet.

Special provisions. The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 35 feet from wetlands.

The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 75 feet from the Suwannee, Santa Fe and Ichetucknee Rivers.

The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 50 feet from all other perennial rivers, streams and creeks.

4.6.8

Maximum height of structures. No portion shall exceed

(See also [section 4.2](#) for exceptions):

35 feet.

4.6.9

Maximum lot coverage by all buildings.

20 percent.

Note: In addition to meeting the required lot yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.6.10

Minimum landscaped buffering requirements.

(See also [section 4.2.](#))

1.

All permitted uses and structures (unless otherwise specified). None, except as necessary to meet other requirements as set out herein.

4.6.11

Minimum off-street parking requirements.

(See also [section 4.2.](#))

1.

Residential dwelling units. Two spaces for each dwelling unit.

2.

Elementary and junior high schools. Two spaces for each classroom or office room, plus one space for each three seats in any auditorium or gymnasium.

3.

Senior high school. Four spaces for each classroom or office room, plus two spaces for each three seats in any auditorium or gymnasium.

4.

Churches or other houses of worship. One space for each six permanent seats in the main auditorium.

5.

Public buildings and facilities (unless otherwise specified). One space for each 200 square feet of floor area.

6.

Private clubs and lodges. One space for each 300 square feet of floor area.

7.

Child care centers. One space for each 300 square feet of floor area devoted to child care activities.

8.

Group living facilities. One space for each bedroom.

9.

Hospitals. One space for each bed.

10.

Sanitariums and nursing homes. One space for each two beds.

11.

Residential home for the aged. One space for each dwelling unit.

12.

For other special exceptions as specified herein. To be determined by findings in the particular case.

Additional requirements for mobile homes.

Anchoring. Each mobile home shall be located on a stand that will permit each unit to be sufficiently supported and anchored in compliance with the state standards for anchoring mobile homes.