

SECTION 2.06. - AGRICULTURE-2, -3, -4, -5**2.06.01. - Uses permitted without special use permit.**

The following uses are allowed within the Agriculture-2, -3, -4, and -5 land use districts without a special use permit, but are otherwise subject to all applicable regulations within this Code:

- (a) All agricultural activities including the raising of livestock and poultry, the production of dairy and poultry products, the cultivation of field crops and fruits and berries, silviculture conducted in accordance with the Comprehensive Plan, apiculture, and similar uses.
- (b) Single family homes.
- (c) Plant nurseries and greenhouses.
- (d) Public parks and recreational areas.
- (e) The processing, storage, and/or sale of agricultural products and commodities raised on the premises.

2.06.02. - Uses permitted only with special use permit.

The following uses are allowed within the Agriculture-2, -3, -4, and -5 land use districts only if authorized by a special use permit granted pursuant to the procedures in Article 12. Such uses are subject to any regulations within this code applicable to such uses and any applicable policies of the Gilchrist County Comprehensive Plan.

- (a) Riding or boarding stables.
- (b) Commercial kennel, veterinary clinic or animal shelter.
- (c) Home occupation.
- (d) Private club or lodge.
- (e) Golf course.
- (f) Cemetery.
- (g) Airplane landing field.
- (h) Religious Facility.
- (i) Small engine repair shop.
- (j) Welding shop.
- (k) Vehicular repair shop.
- (l) Agriculture equipment repair shop.
- (m) Bed and breakfast inn.

- (n) The processing, storage, and/or sale of agricultural products and commodities not raised on the premises.
- (o) Livestock auction arena.
- (p) Livestock or poultry slaughterhouse.
- (q) Sawmill or planing mill.
- (r) Agricultural, construction, and related equipment sales and storage.
- (s) Agricultural feed and grain packaging, blending, storage, and/or sales.
- (t) Agricultural fertilizer storage and/or sales.
- (u) Agricultural fairs and fairground activities.
- (v) Recreational activities such as racetracks and speedways; golf courses, ranges, and country clubs; tennis and racquet clubs; and archery, rifle, shotgun, and pistol ranges.
- (w) Travel trailer parks and campgrounds.
- (x) Day camps, hunting camps, and fishing camps, and uses customarily accessory and clearly incidental and subordinate to such uses.
- (y) Drive-in theaters.
- (z) Spring water bottling plants.
- (aa) Rural conference centers.
- (bb) Yard waste disposal landfill
- (cc) Flea markets
- (dd) Intensive agricultural uses requiring an industrial wastewater permit from the Florida Department of Environmental Protection.
- (ee) Commercial establishments directly related to nature-based tourism and recreation.
- (ff) Day Care Center
- (gg) Group Residential Center
- (hh) Group Treatment Center
- (ii) Group Treatment Home
- (jj) Neighborhood Commercial Uses as defined and allowed by Policy I.3.2 of the Comprehensive Plan
- (kk) Landscaping business, including outdoor storage of landscape materials
- (ll) Overnight Recreational Park.
- (mm) Solar Farms. Solar Farms may be permitted in Agriculture-2 land use districts only.
- (nn) Self-service Storage Facilities. Self-storage Storage Facilities may be permitted in Agriculture-2 land use districts only.

(Ord. No. 07-10, § 2, 7-16-2007; Ord. No. 2009-02, § 4, 2-16-2009; Ord. No. 2015-07, § 2, 9-21-2015; Ord. No. 2018-07, § 3, 11-12-2018)

2.06.03. - Prohibited uses.

The following uses are prohibited with the Agriculture-2, -3, -4, and -5 land use districts:

- (a) Salvage yard.
- (b) Any other use not specifically listed in 2.06.01 or 2.06.02 above, provided that a non-listed use may be allowed if the Director determines the non-listed use to be so similar to a listed use as to be within the intent of the Comprehensive Plan in allowing the listed use in the district.

2.06.04. - Dimensional requirements.

(a) Minimum Lot Size and Width For Residential Uses

	A-2	A-3	A-4	A-5
Minimum Lot Size (in acres)	5	10	20	40
Minimum Width (in feet)	275	300	400	600

Minimum lot area may be reduced by up to 10 percent so long as the gross density of the parcel does not exceed that allowed under the comprehensive plan.

(b) Minimum Setbacks for Principle Structures:

- (1) Front: 30 feet
- (2) Side and Rear: 25 feet

Provided that for any nonconforming lot of record that is 1 acre or less in size, the following setbacks shall apply:

Front: 20 feet

Side: 10 feet

Rear: 15 feet

- (c) Maximum Height: Unlimited.
- (d) Maximum Lot Coverage: Total for all structures: 20 percent.

(e) Maximum Floor Area Ratio: .25

(Ord. No. 2011-09, § 3, 7-5-2011)