
Sec. 3-15. RURAL ESTATES DISTRICT (ZONE AR-2)

- (a) *Intent.* All land designated as Zone AR-2 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 rural estates purposes. The purpose and intent of the AR-2 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.
- (b) *Uses Permitted by Right.* Uses of the lands and structures shall be permitted within the Rural Estates District as follows:
- (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. With the exception of waterfront lots, no accessory structure may be located in the front yard.
Rev. 05/24/11
 - (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-2 zoning district subject to the conditions specified in Sec. 20.3-5.
- (1) Home occupations.
 - (2) Swimming pools.
 - (3) Temporary structures or buildings.
 - (4) Public and/or private sewer facilities.
 - (5) Private drainage 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)

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- (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 of six or fewer individuals. *Rev. 01/12/16*
 - (15) Accessory Dwelling Units. *Rev. 05/26/09*
 - (16) Chickens, Backyard Residential. *Rev. 09/22/15*
- (d) *Uses or Activities Permitted By Right 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 keeping of domesticated cats and dogs with a limit of six total per household over six months in age.
 - (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) *Prohibited Uses or Activities.*
- (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.

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- (6) Any commercial agricultural pursuit or the breeding, raising, grazing, or keeping of animals, fowl, and insects.
- (f) *Density Requirements.* The maximum densities and minimum lot areas for residential uses in the AR-2 district shall be as follows: (amended 10/12/93 - Ord 93-36)
- (1) Land with a zoning classification of AR-2 and a land use designation of Rural Fringe Residential.
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| (i) | <i>Maximum Density</i> | |
| | With Points and Central Water/Sewer | Two (2) units per acre |
| | With Points and No Central Water/Sewer | 1.5 units per acre |
| | Without Points | One (1) unit per acre |
| | <i>Minimum Lot Size</i> | |
| | With Points and Central Water/Sewer | 17,424 square feet |
| | With Points and No Central Water/Sewer | 21,780 square feet |
| | Without Points | 34,848 square feet |
- (2) Land with a zoning classification of AR-2 and a land use designation of Rural Residential.
- (i) Residential Development not classified as a subdivision pursuant to Ordinance 85-68, as amended. (Amended 8/27/96 - Ord 96-35)
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| | <i>Maximum Density</i> | One (1) unit per five acres |
| | <i>Minimum Lot Size</i> | 217,800 square feet |
- (ii) Subdivision pursuant to Ordinance 85-68, as amended.
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| | <i>Maximum Density</i> | |
| | With Clustering and Points | One (1) unit per acre |
| | Without Clustering and Points | One (1) unit per five (5) acres |
| | <i>Minimum Lot Size</i> | |
| | With Clustering and Points | 21,780 square feet |
| | Without Clustering and Points | Four (4) acres
or 174,240 square feet |
- (3) Land with a zoning classification of AR-2 and a land use designation of Agriculture/Residential.
- (i) Residential development not classified as a subdivision pursuant to Ordinance 85-68, as amended.
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| | <i>Maximum Density</i> | One (1) unit per ten (10) acres |
| | <i>Minimum Lot Size</i> | Ten (10) acres |
- (4) Land with a zoning classification of AR-2 and a land use designation of Agricultural.

(amended 2/95 - Ord 95-2)

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

Maximum Density
Minimum Lot Size

One (1) unit per twenty (20) acres
Twenty (20) acres

- (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 line 100 ft.

(2) Minimum lot depth 100 ft.

(3) Minimum front setback 20 ft.

(4) Minimum side setback 10 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 30 ft.
(but in no event nearer to front line than the front of the principal building.)

(7) Maximum percent of lot coverage 30 percent
(Total for all primary and accessory buildings)

(8) Maximum percent of rear lot coverage 30 percent

(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. These setbacks shall not apply to structures on lots or parcels located landward of existing bulkheads permitted by the St. Johns River Water Management District or Florida Department of Environmental Protection.

(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)