
1. ***BF Rural Suburbs (BF RS)***. The BF Rural Suburbs land use category applies to much of the area west of the First Coast Expressway. The BF Rural Suburbs (BF RS) land use category is intended to maintain the rural character of the area. Development within the BF Rural Suburbs is characterized predominately by five-acre or larger lots served by wells and septic tanks, but densities of up to one unit per gross acre are allowed through a density bonus program that requires the preservation of environmentally sensitive lands and/or open space. Permitted uses include single-family residential as well as limited agricultural uses.

a. Uses Permitted by Right. Uses of the lands and structures shall be permitted within the BF Rural Suburbs as follows:

- i. Single-family dwellings, including the customary accessory uses and buildings.
- ii. Limited commercial uses allowed under density bonus program within Neighborhood Centers.
- iii. Places of worship, allowed on minor and major collectors. Forty thousand square foot limitation and additional 10,000 square foot allowed for classrooms, meeting space, and other ancillary uses on minor collectors; no size limitations on major collectors..
- iv. 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.
- v. Satellite dish receivers for individual use.
- vi. Recreational vehicle (RV) parking in side yards only if screened from public view.
- vii. Cemeteries.
- viii. Public and/or Private Utility Sites

b. Conditional Uses. The following uses are permitted subject to the conditions specified in Sec. 20.3-5 of the Zoning Code.

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- i. Home occupations.
 - ii. Swimming pools.
 - iii. Private drainage ponds.
 - iv. Aviculture (Hobbyist).
 - v. Community Parks
 - vi. Public and Private Schools
 - vii. Youth Camps,
 - viii. Temporary structures or buildings (excluding mobile homes).
 - ix. Riding stables and academies.
 - x. Recreational vehicle parking for temporary use.
 - xi. Temporary living quarters during construction of a residence.
 - xii. Rural Event Centers.
- c. 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:
- i. The keeping of domesticated cats and dogs with a limit of six total per household over six months in age.

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- ii. For lots over one acre in size, the non-commercial keeping and raising of horses, cattle, sheep, goats, swine and other similar animals.
 - iii. 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.
 - iv. Garage sales will be allowed up to a maximum of two (2) garage sales within any calendar year per property. 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.

d. Prohibited Uses or Activities.

- i. Any use or activity not permitted in (a), (b), or (c) above.
- ii. 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.
- iii. 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.
- iv. Boat piers and slips for commercial docking of watercraft.
- v. Mobile homes.
- vi. Any commercial agricultural pursuit or the breeding, raising, grazing, or keeping of animals, fowl, or insects.

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- e. Density Requirements. The maximum densities and minimum lot areas for residential uses shall be as follows:
- i. Maximum Density: One (1) unit per five (5) gross acres
 - ii. Minimum Lot Size: Four (4) acres
 - iii. Density Bonus. Higher densities and smaller lot sizes may be obtained through the density bonus program, as described in subsection g.
- f. Lot and Building Requirements. The principal buildings, accessory buildings, and other lot uses shall be located so as to comply with the following requirements, except for density bonus point development, which shall conform with requirements of the BF Master Planned Community category:
- i. Minimum lot width at building line: 100 feet
 - ii. Minimum lot depth: 100 feet
 - iii. Minimum front setback: 20 feet
 - iv. Minimum side setback: 10 feet
 - v. Minimum rear setback: 30 feet
 - vi. Minimum setback from all lot lines of accessory structures (except fences): side and rear: 7.5 feet; front: 30 feet (but in no event nearer to front line than the front of the principal building.)
 - vii. Maximum percent of lot coverage 30 percent (total for all primary and accessory buildings)
 - viii. Maximum percent of rear lot coverage 30 percent

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- ix. Minimum living area 1,200 sq. feet

 - x. Maximum height 45 feet.

 - g. Density Bonus Program. Properties eligible for the Density Bonus Program include those properties that were in the Rural Residential land use on the 2015 Comprehensive Plan at the time of adoption of these LDRs, and shall also include those properties that were greater than 200 acres and under common ownership as shown by the Property Appraiser tax rolls at the time of adoption of these LDRs. Additional density not to exceed one unit per gross acre (except under D – Additional Bonus) will be granted with the following conditions.
 - i. Minimum Open Space Required. A minimum of thirty-five percent open space is required, with no more than 60% of this being wetland area. This shall be usable open space intertwined throughout the community and shall include connected, paved or unpaved walking trails and/or bike paths.

 - ii. Perimeter Buffer.
 - A. Buffer Width. The development shall be designed to maintain a natural and rural character. No additional buffers are required for proposed developments along lot lines that are adjacent to an existing perimeter buffer. Perimeter buffers shall be required and shall average 50 feet in width. Buffer width may be reduced to no less than 35 feet, if the following conditions are met:
 - Item 1. Reduced buffers must include established vegetation.

 - Item 2. Areas included in calculation of overall average buffers shall not include wetland or BF PCN.

 - B. Buffer Contents. These buffers must include preserved or planted vegetation that provides an effective visual screen (at least 85% opacity) from rights-of-way and adjacent properties. If such a buffer is planted or supplemented, the 85% opacity standard must be met within three years after planting. Where such buffers are planted

or supplemented, a performance bond must be provided to the County for the period of two years to ensure that planted vegetation is established. Buffers shall not include roads, retention, or any other areas that are not vegetated, except for utility easements at a maximum width of 15 feet when right-of-way is not available to serve lots with utilities, and/or hiking or multi-purpose trails not to exceed a paved feet of eight feet. Where practicable, buffers shall include unpaved or paved trails of at least six feet in width for the use of residents.

- C. Buffers shall include native vegetation to ensure drought tolerance and survivability.
 - D. Buffer Ownership and Control. Such buffers may not be part of individual lots, but must be common areas owned by homeowners' associations or deeded to the County or water management district.
- iii. BF MPC Standards. Developments utilizing the density bonus program that achieve net densities (less wetlands and parks/open space) that are higher than 1.5 units per two acres must meet applicable development standards of the BF Master Planned Community. For developments with more than 20% of lots smaller than 6,000 square feet, BF MPC Village Zone standards shall apply. Other developments shall be subject to the BF MPC's Suburban Zone standards. Neighborhood Centers are required and shall include, at a minimum, a centrally located primary neighborhood park with facilities and required civic space. Neighborhood Centers that provide retail/office uses as described in the BF MPC category are encouraged.
 - iv. Central Water and Sewer. Septic tanks and wells shall be allowed for single-family units on existing lots of record as of the adoption date of this plan. New commercial, except within the BF Rural Activity Center as specified in the standards for this land use, must tie into central water and sewer. Residential subdivisions may also be served by well and septic tanks meeting the following standards: no more than fifty lots, an overall gross density of no greater than two-and-one-half units per acre, and no lots smaller than three-quarters of an acre.
 - v. Density calculation. Higher density may be obtained in the following manner.

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- A. Base Density. One dwelling unit per 5 gross acres (density allocated to wetlands within conservation easements may be transferred to upland areas).
- B. Complimentary Use Bonus. One dwelling unit per two gross acres will be allowed when development is adjacent to one or more of the following land uses: BF Activity Center, BF Community Center, BF Master Planned Community or any other land use that allows densities of greater than two units per gross acre. In this case, “adjacent” requires that the property in question share a property boundary that is at least one-third of the perimeter of the property in question with one or more of the above land uses. Lands across a road classified as collector or below shall be counted in this calculation, however land across the BF PCN or a Conservation area shall not be counted.
- C. BF Primary Conservation Network and Open Space Setaside Bonus. Up to a maximum of one dwelling unit for each gross acre beyond the Base Density, with density accumulated in the following manner by the following types of land setasides. Ten units per acre of additional density is available for each acre of new upland BF PCN lands that are immediately adjacent to the existing BF PCN or that will function as a corridor providing for wildlife movement between BF PCN lands. If BF PCN lands are not located on a site, four units per acre of density is available for each acre of upland area dominated by ecologically sensitive communities like longleaf pine, turkey oak, or sand hill communities. In the absence of these two types of non-BF PCN density bonus lands, open space shall be forested areas or an extension of required perimeter buffers, with two units per acre of density is available for each upland acre preserved. Such lands must be contiguous areas that are at least two acres in size, and shall be located so as not to create disconnected or isolated fragments. Average width and depth of BF PCN bonus lands shall generally exceed 200 feet. All new density bonus conservation lands will be preserved as permanent open space.
- D. Additional Bonus. Additional density not to exceed the lesser of 25 percent of maximum allowed units or 100 units will be allowed under the following requirements.

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- Item 1. Development rights allowing the additional units must be permanently transferred from lands within the master parcel.
 - Item 2. Park space shall exceed minimum requirements by 150%.
 - Item 3. Additional BF PCN lands shall be provided within the development in the amount of at least 10,000 SF per additional unit. Such lands must be uplands and may not include any lands within utility easements.
 - Item 4. At least one or a blend of the following traditional neighborhood development elements shall be utilized in the majority of the development: block lengths not to exceed 600 feet, alleys, elevated front porches, designated mixed-use Neighborhood Center.
 - Item 5. Civic space with a clubhouse is required.

2. ***BF Master Planned Community (BF MPC)***. The BF Master Planned Community land use/zoning category is the principal suburban residential category for the Master Plan Area. This community is characterized by a mix of residential, recreation, and neighborhood commercial uses within clearly defined neighborhoods. BF MPC neighborhoods should be defined, whenever possible, by natural buffers such as tree screens, wetlands, and/or lakes, rather than physical barriers such as walls or fences. Civic buildings for education, community meetings, religion and culture serve as landmarks by being centrally located. This balanced mix of land uses allows for increased efficiency and economy by providing home, work, and service places in close proximity to each other. Project density ranges between one unit per three gross acres (Contemporary Residential) to twelve units per gross acre, with an average density of five units per gross acre. To ensure that the density will not deviate substantially from the planned average, this average may not depart from the range of 2 to 5 units per gross acre at any time. The development pattern is arranged in the form of villages, with three zones within each village, starting with the business and civic core known as the Neighborhood Center, which is surrounded by the denser Village zone, and finally with the periphery of the village being the single-family Suburban zone.