

Agriculture (AGR) District

(a) Permitted uses and structures.

- (1) Agricultural, horticultural and forestry uses, including the keeping and raising of farm animals and poultry, if structures for animals and poultry are not located within 25 feet of a property line and if goats, sheep or swine are not kept or permitted within 200 feet of a property line.
- (2) Dude ranches, riding academies, or boarding stables, if structures for the housing of animals are not located within 100 feet of a property line, private camps, country clubs, golf courses, parks, camping grounds and recreational areas and travel trailer parks.
- (3) Game preserves, wildlife management areas, fish hatcheries and refuges.
- (4) Bird sanctuaries meeting the performance standards and development criteria set forth in Part 4.
- (5) Watersheds, water reservoirs, control structures and wells.
- (6) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (7) Roadside stands only for the sale of agricultural products grown on the premises.
- (8) Barns, greenhouses, stables and other uses customarily accessory to agricultural, horticultural or forestry activities.
- (9) Land application of grade I domestic sludge when applied utilizing a splash pan or equivalent device approved by the Director of the Duval County Health Department, and when applied pursuant to the requirements of F.A.C. 17-7.540(4), as may be amended or renumbered from time to time, is considered to be a normal accessory use in conjunction with a permitted farming operation subject to no more than six dry tons being applied per acre per year.
- (10) Land application of grade II domestic sludge and mixtures of grade I and grade II domestic sludge, when applied utilizing a splash pan or equivalent device approved by the Director of the Duval County Health Department is considered to be a normal accessory use in conjunction with a permitted farming operation. Application rates shall be those specified in the permit required under [Section 474.103](#).

- (11) Animal hospitals, veterinary clinics, animal boarding places and dog kennels located on an individual and separate lot, provided all yards, area, frontage and other requirements of the Zoning Code are met for each structure within the zoning district of which it is a part, and fur farms, provided that no structures for the housing of animals shall be located within 200 feet of a property line unless in a soundproof building.
- (12) Marinas meeting the siting criteria of the Conservation/Coastal Management Element.
- (13) Cemeteries and mausoleums.
- (14) Single-family dwellings or mobile homes as follows:
 - (i) One dwelling unit (d.u.) per 100 acres of land for lots of record of 640 acres (section) or more in size.
 - (ii) One dwelling unit (d.u.) per 40 acres of land area for lots of record of 160 acres (one-quarter section) up to but not including 640 acres (section) in size.
 - (iii) One dwelling unit (d.u.) per ten acres of land area for lots of record of 40 acres and up to but not exceeding 160 acres.
 - (iv) One dwelling unit (d.u.) per two and one-half acres of land for lots of record up to but not including 40 acres.
 - (v) Family homestead partitions for construction of single-family dwellings or mobile home(s), shall be permitted on a conforming lot for occupation by immediate family member(s).
- (15) Home occupation meeting the performance standards and development criteria set forth in Part 4.

(b) Permitted accessory uses and structures.

- (1) See [Section 656.403](#).
- (2) Temporary housing of farm labor on the premises of agricultural activities requiring this labor.

(c) Permissible uses by exception.

- (1) Radio or television transmitters, antenna and line-of-sight relay devices.
- (2) Airports, airparks, airstrips and airfields.
- (3) Class II or Class III sanitary landfills and construction and demolition debris landfills or recycling facility only in conjunction with an aforementioned use; provided, however, that such landfills and

recycling facilities must meet the performance standards and development criteria set forth in Part 4.

- (4) Poultry and animal slaughtering and dressing and livestock auction facilities.
- (5) Rifle, shotgun or pistol shooting ranges, field archery ranges, golf driving ranges and par-three golf courses.
- (6) Race tracks for animals or vehicles.
- (7) Columbariums and crematories.
- (8) Sludge disposal or utilization site.
- (9) Truck stops.
- (10) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- (11) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (12) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (13) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (14) Borrow pits, subject to the regulations contained in Part 9.
- (15) Sale and service of alcoholic beverages for on-premises or off-premises consumption in conjunction with a permitted or permissible use.
- (16) Sawmills.
- (17) Bait and tackle shops, commercial hunting or fishing camps.
- (18) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
- (19) School buses meeting the performance standards and development criteria set forth in Part 4.
- (20) Retail outlets for live plants, fresh fruits and vegetables grown on premises, feed, fertilizer and other farm supplies. Retail outlets for live plants, fresh fruits and vegetables shall not be on lots or parcels having road frontage of less than 200 feet.
- (21) Day care centers meeting the performance standards and development criteria set forth in Part 4.

(d) Minimum lot requirements (width and area) for all uses are as follows except as may be herein modified herein by specific use performance standards and development criteria, or for residential uses.

- (1) Width—100 feet.
- (2) Area—Two and one-half acres.

(e) Maximum lot coverage by all buildings.

Ten percent. *Impervious surface ratio* as required by [Section 654.129](#).

(f) Minimum yard requirements.

- (1) Front—25 feet.
- (2) Side—Ten feet, provided, that the combined side yards shall not be less than 25 feet.
- (3) Rear—Ten feet.

(g) Maximum height of structures.

35 feet.