

A.1.11.1 The land use designations, as depicted on the Future Land Use Map, shall permit the following land uses:

(a) **Agricultural-Intensive and Rural / Silviculture** shall mean those lands designated on the Future Land Use Map that are primarily intended for agriculture, silviculture, and other uses typical of rural areas. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Agricultural;
- Cultural / Institutional;
- Mining and Extraction;
- Outdoor/Passive;
- Neighborhood Public Service;
- Solid Waste and Correctional Facilities;
- Public elementary, middle schools, and high schools, if located within two (2) miles of an existing Residential or Mixed Use District land use designation on the Future Land Use Map, or any new public school which is replacing an existing school serving the rural areas of the County;
- Residential uses, as permitted and regulated through the County's Land Development Code (LDC), including Planned Rural Developments (PRD) as specified in the LDC and as specified in policy A.1.6.2;
- Other uses ancillary to or supportive of agricultural or silviculture uses or activities and single family residential structures which are utilized by the owners of the agricultural or silviculture lands (or family members of such owners) as their primary residence;

- Family Farms and Lots as defined in Policy A.1.6.4;
- Agribusiness and agritourism activities as defined in Policy A.1.6.9 and the Land Development Code.

B. Agricultural Uses

1. Agricultural Uses are those related to the production, keeping, or maintenance, whether for sale or personal use, of plants and Animals for food, forage, fiber, or ornamental purposes. Agricultural Uses are characterized as predominantly outdoor activities, with Structures that may cover portions of the land, such as specific production activities, like poultry houses, greenhouses, and kennels. The Uses within this category may include both domestic and exotic species, except as specifically prohibited by other regulations. Agricultural Uses may also include passive outdoor recreational activities, Bed and Breakfast establishments, Retreats and similar passive rural Uses. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Uses in this category are silviculture; horticulture; aquaculture; crop production; pasture lands; livestock; horses, ponies and other Animals; bee keeping; orchards; plant nurseries; General Stores and feed stores; cemeteries and mausoleums; Veterinary Offices and Animal Hospitals with outdoor boarding; Kennels and other Animal boarding facilities; dog and domestic animal parks; Rural Home Industry; Rural Industry; Agricultural Manufacturing; and Structures and facilities necessary to agricultural production activities, including barns, sties, pens, corrals, stables, greenhouses, milking parlors and dairies, feedlots, silos, and other substantially similar facilities and Structures whether for the primary Use

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or accessory to agricultural activity. Also included is treated Wastewater land application disposal. Agricultural Uses may also include, farm worker housing, and residences for the farm owner, operator, or caretaker, where those Uses are directly associated with the principal Agricultural Use of the land. Bed and Breakfast establishments limited to a maximum of ten (10) rental units, Primitive Campgrounds, Retreats limited to a maximum of ten (10) rental units and not exceeding an overnight occupancy of twenty (20) persons, Private Clubs, dude ranch, riding academy, hunting camps, game preserves, wildlife preserves, outdoor events, outdoor arenas and outdoor firing ranges, and aircraft landing fields shall be permitted.

C. Cultural/Institutional Uses

1. Cultural/Institutional Uses provide a personal service in the form of education, culture, fine arts displays and exhibits, and similar activities. Uses in this category are predominantly day-time activities. However, due to the nature of the Cultural/Institutional Use, traffic, parking, use of land coverage may be increased for special events. Users and employees may vary due to the nature of Cultural/Institutional Uses. Institutional Uses may be public or private. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Typical Cultural/Institutional Uses in this category are libraries, galleries, and museums; schools with conventional academic curriculum; child care, adult day care, or child nurseries; Community Centers; churches and synagogues; Private Clubs; parks and recreation facilities with or without lighted fields and courts. Specifically not included in this category are theaters and auditoriums or other similar places of assembly; colleges and universities are listed under Regional Culture and Entertainment Facilities.

L. Mining and Extractive Activities

This category includes all Uses where resources are removed from the ground, such as mines, borrow pits, and other similar activities and may include the on-site processing of such resources. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.

N. Outdoor/Passive Uses

1. Outdoor/Passive Uses are characterized by Uses which have large amounts of land with few Structures, normally minimum outdoor lighting. Activities tend to be low impact and are predominately daytime activities. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. Included are walking and hiking trails, bridle paths, greenways, game preserves, natural preserves, parks with picnic areas, primitive camps, and similar low impact Uses. Also allowable are country clubs, golf clubs, golf driving ranges (provided they function accessory to and on the same site as a golf course or country club), and cemeteries (either human or pet). Mausoleums may be permitted provided they function accessory to and on the same site as related cemetery.

O. Neighborhood Public Service and Emergency Service Uses

1. This category represents those neighborhood-scale Uses which may have limited outdoor storage and outdoor activity, and may cause potential nuisance, but are nevertheless necessary as support to surrounding Uses. Any potential nuisance is mitigated by limitations on scale of Development, consistent with neighborhood scale Development. In addition, not all Uses are allowable by right in every zoning district. Refer to Section 2.03.00 which describes allowable Uses and Special Uses by zoning district.
2. The type of Uses included in this category include, but are not limited to neighborhood-scale fire stations, police stations, emergency medical services and facilities; water and Wastewater Treatment Plants and facilities and components of water and Wastewater Treatment Plants and facilities; electric substations; telephone equipment stations, switching stations, and similar communication facilities; communication Antennas and Antenna Towers; neighborhood support services; Social Assistance Centers; and other substantially similar facilities and Uses. Neighborhood Public Service and Emergency Service Uses shall not include the erection of structures, buildings, or office facilities for commercial activities, such as the sale of related merchandise or collection of bills, in those zoning districts where such commercial and office activities are prohibited.

Sec. 2.02.02 Allowable Uses In Zoning Districts

The table below indicates the categories of Uses which are allowable in each zoning district within St. Johns County. The categories of Uses are arranged across the top, and are described in 2.02.01. An "A" indicates that the Use is allowable by right or as a Special Use, subject to the standards of this Code. Special Uses are provided in Part 2.03.00 of this Article. A blank space indicates that the Use is prohibited.

Table of Allowable Uses in Zoning Districts

Table 2.02.02

Zone District Use Category	O R	R S E	R S 1	R S 2	R S 3	R G 1	R G 2	R M H	R M H (S)	W H	OP	C N	C G	C H T	T C M U	C I	C R	C H I	C W	I W	H I	P S	A D	P U D	P R D		
Residential	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Agricultural	A																							A	A	A	
Cultural / Institutional	A										A	A	A	A	A	A	A						A	A	A		
Neighborhood Business												A	A	A	A	A	A						A	A	A		
General Business													A	A	A								A	A			
Town Center Mixed Use															A										A		
High Intensity Commercial																A	A	A						A	A		
Highway Commercial															A	A								A	A		
Rural Commercial																	A							A	A		
Light Industrial																		A	A					A	A		
Heavy Industrial																				A					A	A	
Mining & Extraction	A																				A	A			A	A	A
Office & Professional												A	A	A		A	A							A	A		
Outdoor / Passive	A	A	A	A	A	A	A	A	A	A					A								A	A	A		
Neighborhood Public Service	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
General Public Service																	A			A	A	A	A	A	A	A	
Reg. Business & Commercial																	A								A	A	
Reg. Cultural & Entertainment																		A								A	
Solid Waste & Correct. Fac.	A																				A				A	A	

A - means the Use is allowable by right or by Special Use

Parcel ID	0286100000
Location Address	4430 STATE ROAD 16 SAINT AUGUSTINE 32092-0000
Neighborhood	M&B SR16/Pacetti to 95 area (MH) (6340.03)
Tax Description*	8-25 ANTONIO HUERTAS GRANT SUB PT OF SE1/4 OF SE1/4 OF SEC 8 LYING N OF SR 16 590FT ON SR16 (EX PT IN OR1867/1055)(EX PT IN OR2354/1886) OR692/553 & 1677/1589 & 2354/1888
<small>*The Description above is not to be used on legal documents.</small>	
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	N/A
Sec/Twp/Rng	38-6-28
District	County (District 300)
Millage Rate	12.5415
Acreage	5.030
Homestead	Y