

Sec. 3-2.3 - Rural residential district (RR).

(a) *Purpose.* The rural residential (RR) district establishes appropriate areas and land use regulations for low density residential uses and compatible non-residential uses characteristic of rural land development. The primary intent of the district is to provide for residential development at greater density than the agricultural district on soils least valuable for agricultural production, but continue to support small-scale farming on more productive district lands. The absence of urban and suburban infrastructure is intentional. Residential uses within the RR district are largely self-sustaining and generally limited to detached single-family dwellings on large lots, consistent with rural land use and limited infrastructure. Clustering of smaller residential lots may occur where needed to protect prime farmland from non-agricultural use. The district allows public facilities and services necessary for the basic health, safety, and welfare of a rural population, and other non-residential uses that are compatible with agricultural community character.

(b) *Permitted uses.* Permitted uses within the RR district are limited to the following:

(1) *Residential.*

- a. Manufactured (mobile) homes, excluding new or expanded manufactured home parks or subdivisions.
 - b. Single-family dwellings (other than manufactured homes), detached only, on lots four acres or larger, or on lots a minimum of one acre if clustered to avoid prime farmland.
- See also conditional uses in this district.

(2) *Retail sales.* No retail sales except as permitted agricultural and related uses in this district.

(3) *Retail services.* Bed and breakfast inns. No other retail services except as permitted agricultural and related uses or as conditional uses in this district.

(4) *Public and civic.*

- a. Cemeteries, including family cemeteries.
- b. Clubs, civic or fraternal.
- c. Educational facilities, K—12, on lots one acre or larger.
- d. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
- e. Funeral establishments.
- f. Places of worship on lots one acre or larger.
- g. Public utility structures 150 feet or less in height, excluding telecommunications towers.

See also conditional uses in this district.

(5) *Recreation and entertainment.*

- a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- b. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
- c. Marinas, private.
- d. Parks without permanent restrooms or outdoor event lighting.
- e. Passive recreational uses.

See also conditional uses in this district.

(6) *Industrial and related.* [Reserved.]

(7) *Agricultural and related.*

- a. Agriculture, including raising livestock, storing harvested crops, and cultivation of nursery plants. A minimum of two acres for keeping any farm animal on site and a maximum of one horse or other domesticated equine per acre.
- b. Aquaculture, marine or freshwater.
- c. Farm equipment and supply stores.
- d. Kennels and animal shelters on lots two acres or larger.
- e. Produce display and sales of fruit, vegetables and similar agricultural products. All structures for such use limited to nonresidential farm buildings.
- f. Silviculture.
- g. Stables, public or private, on lots two acres or larger.
- h. Veterinary clinics. A minimum of two acres for boarding animals.

(8) *Other uses.* [Reserved.]

(c) *Conditional uses.* Through the conditional use process prescribed in chapter 2, the BOA may conditionally allow the following uses within the RR district:

(1) *Residential.*

- a. Group living, limited to nursing homes, assisted living facilities, hospice facilities, and other uses providing similar services, assistance, or supervision.
- b. Manufactured (mobile) home parks on land zoned VR-1 prior to adoption of RR zoning.
- c. Two-family dwellings (duplex) and multifamily dwellings up to four units per dwelling (triplex and quadruplex) on land zoned VR-1 prior to adoption of RR zoning.

(2) *Retail services.* Medical clinics, including those providing out-patient surgery, rehabilitation, and emergency treatment.

(3) *Public and civic.*

- a.

Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.

- b. Educational facilities not among the permitted uses of the district.
- c. Hospitals.
- d. Offices for government agencies or public utilities.
- e. Public utility structures greater than 150 feet in height, and telecommunications towers of any height, excluding any industrial uses.
- f. Warehousing or maintenance facilities for government agencies or public utilities.

(4) *Recreation and entertainment.*

- a. Hunting clubs and preserves.
- b. Off-highway vehicle commercial recreation facilities on lots 20 acres or larger.
- c. Parks with permanent restrooms or outdoor event lighting.
- d. Shooting ranges.

(5) *Industrial and related.*

- a. Borrow pit and reclamation activities 20 acres minimum and subject to local permit and development review requirements per Escambia County Code of Ordinances, part I, chapter 42, article VIII, and land use regulations in part III, the land development code, chapter 4.
- b. Mineral extraction, including oil and gas wells.
- c. Power plants.
- d. Salvage yards, not including any solid waste facilities.
- e. Solid waste collection points and transfer facilities.
- f. Wastewater treatment plants.

(6) *Other uses.* Airports, private only, including crop dusting facilities.

(d) *Site and building requirements.* The following site and building requirements apply to uses within the RR district:

- (1) *Density.* A maximum density of one dwelling unit per four acres.
- (2) *Floor area ratio.* A maximum floor area ratio of 0.25 for all uses.
- (3) *Structure height.* No maximum structure height unless prescribed by use.
- (4) *Lot area.* No minimum lot area unless prescribed by use.
- (5) *Lot width.* For a new lot with a majority of its frontage along the outside of a street right-of-way curve whose radius is 100 feet or less, the minimum lot width at the right-of-way is 40 feet. The minimum width for all other new lots is 100 feet at the right-of way.

(6)

Lot coverage. Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all uses.

(7) *Structure setbacks.* For all principal structures, minimum setbacks are:

- a. *Front and rear.* Forty feet in the front and rear.
- b. *Sides.* On each side, five feet or ten percent of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet.

(8) *Other requirements.*

- a. *Farm animal shelters.* Stables or other structures for sheltering farm animals shall be at least 50 feet from any property line and at least 130 feet from any dwelling on adjacent property.
- b. *Chapters 4 and 5.* Refer to chapters 4 and 5 for additional development regulations and standards.

(e) *Location criteria.* The following location criteria apply to uses within the RR district:

- (1) *Prime farmland.* All new or expanded uses shall be located to avoid the loss of prime farmland. Where such loss cannot be avoided, it shall be limited to five acres or ten percent of the development parcel area, whichever is greater.
- (2) *Nonresidential uses.* All nonresidential uses shall be located to avoid nuisance, hazard and other adverse impacts to surrounding residential uses. Retail sales and services shall be located along collector or arterial streets. Industrial uses shall be on parcels that comply with the location criteria of the industrial (Ind) zoning district

(f) *Rezoning to RR.* Rural residential zoning may be established only within the agriculture residential (AR) and rural community (RC) future land use categories. The district is suitable for rural areas not used to support large farming operations due to economic viability, soil productivity, surrounding development, or similar constraints. The district is appropriate to provide transitions between areas zoned or used for agriculture, conservation, or outdoor recreation and areas zoned or used for rural mixed-use or low density residential.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2016-31, § 1, 8-4-2016; Ord. No. 2016-42, § 1, 12-8-2016; Ord. No. 2019-18, § 3, 4-4-2019; Ord. No. 2021-24, § 4, 5-20-2021)