
Sec. 3-13. AGRICULTURAL/RESIDENTIAL DISTRICT (ZONE AR)

(a) *Intent.* All land designated as Zone AR is subject to the requirements of this Section as well as the appropriate density and intensity in Sec. 20.3-10. Such uses have been established to provide a transition between agricultural and the more urban residential areas; and to create a rural residential environmental wherein natural constraints applicable to development can be recognized and protected in a manner compatible with the needs of the resident.

(b) *Uses Permitted.*

- (1) Single-family or mobile home dwelling with their customary accessory uses.
- (2) For lots greater than one (1) acre in size, permitted uses include the non-commercial keeping and raising of horses, cattle, sheep, goats, swine and other similar animals. (amended 2/94 - Ord. 94-03)
- (3) For lots of one (1) acre or less in size, permitted uses include the non-commercial keeping and raising of horses, cattle, sheep, swine, goats and other similar farm animals; provided, however, that no more than two (2) horses, cattle, sheep, swine, goats and other large farm animals six (6) months of age or older shall be permitted to be raised, grazed, kept or maintained per one-half (1/2) acre of land. No animal pen, stall, stable, or other similar animal enclosure shall be located nearer than fifty (50) feet to the property. (amended 2/94 - Ord. 94-03)
- (4) Agricultural accessory uses that are customary and incidental to principal agricultural use shall be permitted as follows: (amended 2/95 - Ord. 95-2)
 - (i) Accessory buildings directly incidental to the agricultural pursuits listed above.
 - (ii) Sheds for the storage and repair of the owner's or tenant's farm equipment only, provided the structure does not exceed three thousand (3,000) square feet of gross floor area.
 - (iii) Stand for the sale of products which are raised on the premises.
- (5) General agricultural pursuits of a variety similar, but not limited to, truck gardens, forestry, crop raising, horticulture, greenhouses, nurseries, groves, apiculture and pisciculture.
- (6) The sale of said products and commodities which are raised on the premises. Retail roadside sales permitted only from conforming structures on private property.
- (7) Garage sales will be allowed up to a maximum of two garage sales within any calendar year. The duration of each garage sale shall be a maximum of 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.
- (8) Storage of petroleum products.

- (i) Petroleum used for heating and/or cooking not to exceed 500 gallons.
- (ii) Gasoline to be used by owner of residence not to exceed 50 gallons.
- (9) Satellite dish receivers for individual use.
- (10) The parking of commercial vehicles by the owner of the primary residence with a limit of one (1) per acre and a maximum of two (2) vehicles, may be parked in the rear or side yard, except refrigerated vehicles and vehicles carrying hazardous materials.
- (11) 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.

(c) *Conditional Uses.* The following uses are permitted in the AR zoning district subject to the conditions provided in Section 20.3-5.

- (1) Plant nurseries.
- (2) Riding academies and riding stables.
- (3) Home occupations.
- (4) Bird sanctuaries and rehabilitation centers.
- (5) Swimming pools.
- (6) Commercial kennels.
- (7) Radio, television, microwave relay stations or towers and accessory equipment buildings. (Ord. 95-53 - 11/28/95)
- (8) Aviculture (Commercial or Hobbyist).
- (9) Temporary structures or buildings.
- (10) Mobile homes for medical hardship.
- (11) Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code. (Amended 11/26/96 - Ord.96- 58).
- (12) Public and/or private sewer facilities.
- (13) Private drainage ponds or agricultural livestock ponds.
- (14) Borrow Pits (amended 2/95 - Ord.95-2)
- (15) Land Application of Domestic Septage (amended 10/95 - Ord. 95-41)

- (16) Apiculture (Hobbyist) (Amended 2/25/97 - Ord. 97- 11)
- (17) BMX Track (Bicycle Motocross; Non-motorized) Ord. 00-50 – 9/26/00
- (18) Bed and Breakfast Inns (Amended 4/01 - Ord. 01-12)
- (19) Dwelling unit with kitchen addition for parent, grandparent or child (Amended 5/03 – Ord. 03-40)
- (20) Recreational Vehicle parking for temporary use (amended 11/07 – Ord.2007-66).
- (21) Temporary Living Quarters during construction of a residence (amended 11/07 – Ord.2007-66)
- (22) Residential Group Homes of six or fewer individuals. *Rev. 01/12/16*
- (23) Accessory Dwelling Units. *Rev. 05/26/09*
- (24) Rural Event Centers. *Rev. 02/23/16*
- (25) Horse Hotels. *Rev 10/27/20*
- (27) Rural Event Venue

(d) *Uses Not Permitted.*

- (1) Any use not allowed in (b) or (c) 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.

(e) *Density Requirements.* The maximum densities and minimum lot areas for residential uses in the AR district shall be as follows:

- (1) Land with a zoning classification of AR and a land use designation of Agricultural/Residential.
 - (i) Residential development not classified as a subdivision pursuant to Ordinance 85-68, as amended.

<i>Maximum Density</i>	One (1) unit per ten (10) acres
<i>Minimum Lot Size</i>	Ten (10) acres or 435,600 square feet
 - (ii) Subdivision pursuant to Ordinance 85-68, as amended.

<i>Maximum Density</i>	One (1) unit per five (5) acres
With Clustering and Points	One (1) unit per ten (10) acres
Without Clustering and Points	

	<i>Minimum Lot Size</i>	
	With Clustering and Points	One (1) acre or 43,560 square feet
	Without Clustering and Points	Nine (9) acres or 392,040 sq. feet
(2)	Land with a zoning classification of AR and a land use designation of Rural Residential.	
(i)	Residential development not classified as a subdivision pursuant to Ordinance 85-68, as amended.	
	<i>Maximum Density</i>	One (1) unit per five (5) acres
	<i>Minimum Lot Size</i>	Five (5) acres or 217,800 square feet
(ii)	Subdivision pursuant to Ordinance 85-68, as amended.	
	<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 sq. feet
(3)	Land with a zoning classification of AR and a land use designation of Rural Fringe.	
(i)	<i>Maximum Density</i>	.One (1) unit per acre
	<i>Minimum Density</i>	43,560 square feet
(4)	Land within a zoning classification of AR and a land use designation of Urban Fringe. (amended 2/94 - Ord. 94-03)	
(i)	<i>Maximum Density</i>	Two (2) units per acre
	<i>Maximum Lot Size</i>	21,780 square feet
(5)	Land within a zoning classification of AR and a land designation of Urban Core (10).	
(i)	<i>Maximum Density</i>	Two (2) units per acre
	<i>Maximum Lot Size</i>	21,780 square feet
(6)	Land with a zoning classification of AR and a land use designation of Agriculture. (amended 7/02 – Ord. 02-36)	
(i)	Residential development not classified as a subdivision pursuant to Ordinance 85-65, as amended.	
	<i>Maximum Density</i>	One (1) unit per twenty (20) acres
	<i>Minimum Lot Size</i>	Twenty (20) acres
(f)	<i>Lot and Building Requirements.</i> The principal buildings and other lot uses shall be so located	

as to comply with the following requirements:

(1)	Minimum Lot Width at Building Line	100 feet
(2)	Minimum Lot Depth	100 feet
(3)	Minimum Front Setback	30 feet
(4)	Minimum Rear Setback	35 feet
(5)	Minimum Side Setback	20 feet*
	*For waterfront properties along Doctors Lake within the Neilhurst Plat, recorded in Plat Book 2, pages 44 through 46, the minimum side setback shall be 5 feet.	
(6)	Minimum Front Yard Setback for Accessory Buildings, Excluding Fences	30 feet
(7)	Minimum Rear Yard and Side Setback for Accessory Buildings	7.5 feet
(8)	Minimum Living Area (amended 2/95 - Ord. 95-2)	750 sq. ft.
(9)	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.	
(10)	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)	