

§ 154.55 A-1 AGRICULTURE.

(A) Description of district. This district is established in order to identify and stabilize those areas within the city that are appropriate for agricultural uses and to preserve the open character of certain environmentally sensitive lands. Lands in the A-1 Agriculture District are largely devoted to the production of citrus fruits, cattle grazing, general farming, and include swamp lands and rural residential areas. As the need and demand for additional land suitable for urban development is determined by the Planning and Zoning Board and the City Commission, selected portions of this district may be rezoned for more intensive forms of development. Areas of the city for which this zoning category is appropriate are designated on the comprehensive plan as rural residential/agriculture or conservation.

(B) Permitted and conditional uses. Unless otherwise permitted by this chapter, no building or land in the A-1 District shall be used, and no building shall be hereafter erected, structurally altered, or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional are permitted only after approval in accordance with §§ 154.70 through 154.73.

(1) Permitted uses:

(a) General farming, citrus cultivation and production, dairies, silviculture, agriculture, cattle grazing, cattle production, and horse pasturing.

(b) Single-family dwellings, with their customary accessory uses.

(c) General poultry for family consumption only.

(d) A tenant dwelling, provided that the following conditions are met:

1. The land must be utilized for a bona fide agricultural use that encompasses three or more acres.

2. The structure must conform to building area regulations.

3. The structure shall house only those persons employed on-site in carrying out the bona fide agricultural use, and their immediate family.

(e) A guest house or garage apartment incidental to the operation and use of the property.

(2) Conditional uses:

(a) Cemeteries. Funeral homes and mausoleums may each be permitted as an ancillary use to a cemetery subject to conditional use approval, but may not be permitted as a singular use when not in association with a cemetery. Such uses shall provide sufficient on-site parking, staging areas and/or service drives in order to accommodate parking and staging of funeral processions. Streets and public right-of-ways shall not be used for parking or to form funeral processions.

(b) Veterinary hospitals and kennels.

(c) Churches and structures pertinent thereto.

(d) Country and golf clubs, fishing clubs.

(e) Fish ponds, when approved in accordance with applicable state, federal, and county regulations and laws.

(f) Bait production and sales, provided that any sales structure is set back at least 50 feet from the front or side line of the property.

(g) Community services and facilities.

(h) Retail or wholesale plant production, nurseries, and greenhouses.

(i) Nursery schools, kindergarten, and day care centers.

(j) Fraternal clubs when chartered with the state.

(C) Site development standards. The following minimum standards are hereby established to maintain the purpose of the district, to promote the safe and efficient circulation of pedestrian and vehicular traffic, and to otherwise protect the public health, safety, and general welfare. Variable side-yard setbacks within the stated range are permitted to encourage innovative site planning and the preservation of trees.

(1) Minimum lot size (above the mean high water line), 3 acres.

(2) Minimum site width at building line, 200 feet.

(3) Minimum street frontage, 35 feet.

(4) Minimum setbacks.

(a) Front yard, 25 feet.

(b) Side yard, a combined setback of 20 feet with a minimum dimension in each yard of eight feet.

(c) Rear yard, 30 feet.

(5) Maximum building height, 35 feet.

(6) Within the Big Lake Mary overlay zoning district, the minimum building floor area, excluding carports, garages, porte cocheres, breezeways and screened porches = 1,600 square feet.

(D) Additional requirements.

(1) All uses must conform to Appendix B of Chapter 155 for off-street parking and other regulations.

(2) Lakefront regulations and requirements are included in §154.12.

(3) School location, regulations and requirements are included in §154.68.

(4) Properties located within the Big Lake Mary overlay zoning district shall comply with the relevant provisions of § 154.90.

(5) When there is a conflict between of the Big Lake Mary overlay zoning district, the provisions of §154.90 take precedence.

(Ord. 241, passed 11-27-85; Am. Ord. 427, passed 5-18-89; Am. Ord. 503, passed 5-17-90; Am. Ord. 940, passed 8-26-99; Am. Ord. 1219, passed 11-2-06; Am. Ord. 1282, passed 3-6-08; Am. Ord. 1647, passed 10-7-21) Penalty, see § 154.999