

Sec. 3-2.2 - Agricultural district (Agr).

(a) *Purpose.* The agricultural (Agr) district establishes appropriate areas and land use regulations for the routine agricultural production of plants and animals, and such related uses as silviculture and aquaculture. The primary intent of the district is to avoid the loss of prime farmland to other uses, its division into smaller parcels of multiple owners, and other obstacles to maintaining or assembling sufficient agricultural acreage for efficient large-scale farming. Other than agricultural production, non-residential uses within the agricultural district are generally limited to rural community uses that directly support agriculture, and to public facilities and services necessary for the basic health, safety, and welfare of a rural population. The absence of urban or suburban infrastructure is intentional. Residential uses within the district are largely self-sustaining, consistent with rural land use and limited infrastructure. Single-family dwellings are allowed at a very low density sufficient for the needs of the district's farm-based population.

(b) *Permitted uses.* Permitted uses within the agricultural 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. Maximum single-family lot area within any proposed subdivision of 100 acres or more of prime farmland shall be one and one-half acres.

See also conditional uses in this district.

(2) *Retail sales.*

- a. Medical marijuana dispensing facilities. Where ancillary to cultivation or processing, dispensing of medical marijuana shall also be permitted in the Agr Zoning district.
- b. No other retail sales except as permitted agricultural and related uses in this district.

(3) *Retail services.* No 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, including preschools, K-12, colleges, and vocational schools.
- d. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
- e. Funeral establishments.
- f. Places of worship.

g. Public utility structures 150 feet or less in height, including 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. Hunting clubs and preserves.
- d. Marinas, private only.
- e. Off-highway vehicle commercial recreation facilities on lots 20 acres or larger.
- f. Parks without permanent restrooms or outdoor event lighting.
- g. Passive recreational uses, including hiking and bicycling.
- h. Shooting ranges.

See also conditional uses in this district.

(6) *Industrial and related.* 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.

(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. Agricultural processing, minor only.
- c. Agricultural research or training facilities.
- d. Aquaculture, marine or freshwater.
- e. Farm equipment and supply stores.
- f. Kennels and animal shelters on lots two acres or larger.
- g. Produce display and sales of fruit, vegetables and similar agricultural products. All structures for such uses limited to nonresidential farm buildings.
- h. Silviculture.
- i. Stables, public or private, on lots two acres or larger.
- j. Veterinary clinics. A minimum two acres for boarding animals.

(8) *Other uses.* Airports, private only, including crop dusting services.

(c) *Conditional uses.* Through the conditional use process prescribed in chapter 2, the BOA may

conditionally allow the following uses within the agricultural district:

(1) *Residential*. Group living, limited to nursing homes, assisted living facilities, hospice facilities, and other uses providing similar services, assistance, or supervision.

(2) *Retail services*.

- a. Bed and breakfast inns.
- b. Medical clinics, including those providing out-patient surgery, rehabilitation, and emergency treatment.

(3) *Public and civic*.

- a. Cinerators.
- b. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.
- c. Hospitals.
- d. Offices for government agencies or public utilities.
- e. Public utility structures greater than 150 feet in height, including telecommunications towers, but excluding any industrial uses.
- f. Warehousing or maintenance facilities for government agencies or public utilities.

(4) *Recreation and entertainment*.

- a. Canoe, kayak, and float rental facilities.
- b. Parks with permanent restrooms or outdoor event lighting.
- c. Zoos and animal parks.

(5) *Industrial and related*.

- a. Mineral extraction, including oil and gas wells, not among the permitted uses of the district.
- b. Power plants.
- c. Salvage yards, not including any solid waste facilities.
- d. Solid waste collection points and transfer facilities.
- e. Wastewater treatment plants.

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

(1) *Density*. A maximum density of one dwelling unit per 20 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.* A minimum lot width of 100 feet at the street right-of-way for all new lots.
 - (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) *Pre-existing residential structures.* Any property zoned Agr that has a residential structure which predates the Agr zoning designation, may sever out the residential structure from the parent parcel onto a parcel no smaller than one acre and the residential structure shall remain a conforming use.
 - (9) *Other requirements.* Refer to chapters 4 and 5 for additional development regulations and standards.
- (e) *Location criteria.* The following location criteria apply to uses within the agricultural 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 Agr.* Agricultural zoning may be established only within the agriculture (AG) and rural community (RC) future land use categories. The district is suitable for prime farmland, agriculturally used or assessed areas, large tracts of open space, woodlands, or fields, but not for areas with central sewer or highly developed street networks. The district is appropriate to provide transitions between areas zoned or used for conservation or outdoor recreation and areas zoned or used for more intense uses.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2016-42, § 1, 12-8-2016; Ord. No. 2017-5, § 2(Exh. B), 1-5-2017; Ord. No. 2019-2, § 2(Exh. B), 1-10-2019; Ord. No. 2019-18, § 3, 4-4-2019; Ord. No. 2021-8, § 1, 2-4-2021)