

Land Development Regulations  
Chapter 3-9. Zoning  
Article II. District Regulations

Sec.3-9-30. AG

1 **~~Sec. 3-9-29.5. Agriculture conservation (AG).~~**

2 ~~(a) *Intent.* The purpose of the agriculture conservation district is to preserve and protect sensitive~~  
3 ~~wetland systems such as marshes, sloughs, swamps and associated upland buffers in areas~~  
4 ~~designated as agriculture conservation in the comprehensive plan. These areas contribute~~  
5 ~~significantly to groundwater recharge, flood control, and the maintenance of water quality and wildlife~~  
6 ~~habitat. Less intensive agricultural uses that will not adversely affect the long-term functioning of the~~  
7 ~~natural hydrological and ecological systems are intended in this district. This zoning district may exist~~  
8 ~~only outside the urban service area as shown in the comprehensive plan.~~

9 ~~(b) *Permitted principal uses and structures.* The following uses and structures are permitted in the~~  
10 ~~upland areas of this district. For purposes of this section, uplands shall be defined as those lands not~~  
11 ~~subject to permanent or seasonal saturation of such duration as to support a hydrophytic plant~~  
12 ~~community under normal circumstances.~~

13 ~~(1) Raising of cattle, sheep, swine or other animals, provided no swine shall be kept within one~~  
14 ~~thousand (1,000) feet of a nonagricultural district.~~

15 ~~(2) Raising of poultry.~~

16 ~~(3) Raising of dairy herds and production and processing of dairy products.~~

17 ~~(4) Breeding, training and boarding of animals.~~

18 ~~(5) Single family dwellings, barns, workshops and other structures incidental to agricultural uses,~~  
19 ~~excluding mobile homes.~~

20 ~~(6) Occupied single family residences used as family day care homes.~~

21 ~~(7) Emergency services.~~

22 ~~(8) Parks and other recreational uses such as hunting, fishing and educational tours.~~

23 ~~(9) Commercial radio, television and other transmitting or receiving stations, and line-of-sight relay~~  
24 ~~devices, structures or towers fifty (50) feet or less in height, in accordance with section 3-9-71.1.~~

25 ~~(10) Harvesting, cultivation, processing and sale of crops grown on premises, including silviculture,~~  
26 ~~aquaculture and commercial citriculture. For purposes of this subsection only the harvesting of~~  
27 ~~timber shall be permitted regardless of its location in either uplands or wetlands.~~

28 ~~(c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and~~  
29 ~~clearly incidental to permitted uses and structures are also permitted in this district.~~

30 ~~(d) *Prohibited uses and structures.* Any use or structure not expressly or by reasonable implication~~  
31 ~~permitted herein or permitted by special exception shall be unlawful in this district.~~

32 ~~(e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are~~  
33 ~~special exceptions in this district.~~

34 ~~(1) Single-family residences used as foster care facilities.~~

35 ~~(2) Public and private recreation facilities, including pistol, rifle, skeet, trap shooting and archery~~  
36 ~~ranges; and riding stables.~~

37 ~~(3) Commercial radio, television and other transmitting or receiving stations, and line-of-sight relay~~  
38 ~~devices, structures or towers over fifty (50) feet in height, in accordance with section 3-9-71.1.~~

39 ~~(4) Mobile homes used as a residence.~~

40 ~~(5) Essential services.~~

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1       ~~(6) Such other uses as determined by the zoning official or his/her designee to be:~~

2           ~~a. Appropriate by reasonable implication and intent of the district.~~

3           ~~b. Similar to another use either explicitly permitted in that district or allowed by special~~  
4           ~~exception.~~

5           ~~c. Not specifically prohibited in that district. The board of zoning appeals shall review a~~  
6           ~~favorable determination of the zoning official under this provision at the time the special~~  
7           ~~exception application is presented to it. An unfavorable determination of the zoning official~~  
8           ~~or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.~~

9       ~~(f) Development standards. The following development standards shall apply in this district:~~

10       ~~Minimum lot requirements:~~

11           ~~Area, acres .....40~~

12           ~~Width, feet .....250~~

13       ~~Minimum yard requirements:~~

14           ~~Front yard, feet .....40~~

15           ~~Side yard, feet .....20~~

16           ~~Rear yard, feet .....20~~

17           ~~Abutting water, feet .....20~~

18       ~~Maximum lot coverage by all buildings, percent .....10~~

19       ~~Maximum heights of structures, feet .....38~~

20       ~~Maximum density, units per 40 acres .....1~~

21       ~~Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the~~  
22       ~~water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish~~  
23       ~~Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in~~  
24       ~~accordance with section 3-9-98.~~

25       ~~(g) Signs. Signs shall be in accordance with section 3-9-95.~~

26       ~~(h) Off-street parking. Off-street parking shall be in accordance with section 3-9-90.~~

27           ~~(Ord. No. 91-05, § 1, 2-26-91; Ord. No. 94-55, §§ 5, 6, 11-3-94; Ord. No. 2002-008, § 1, 1-28-02)~~

28       ~~**Cross reference**—Floodplains and wetlands, § 3-5-111 et seq.~~

29       ~~**Sec. 3-9-30. Agriculture (AG and AE).**~~

30       ~~(a) Intent. Agriculture districts are intended to retain the open character of the land. Permitted uses are~~  
31       ~~limited to conservation, agriculture, low density residential, recreation and other uses consistent~~  
32       ~~therewith.~~

33       ~~Agriculture and agricultural activities are frequently associated with noise, odors, dust, aerial chemical~~  
34       ~~spraying, and other activities generally incompatible with urban style living. However, agriculture forms a~~  
35       ~~vital segment of the economy of the state, and provides diversity of economic opportunity and life styles~~

Draft Date 8/28/14 for the P&Z on 09/08/2014

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1 ~~for the county. Therefore, it is the purpose of the agricultural districts to provide areas for the~~  
2 ~~establishment and/or continuation of agricultural operations with residential uses being permitted only at~~  
3 ~~very low densities and to accommodate those individuals who understand and desire to live in an~~  
4 ~~agricultural environment.~~

5 ~~The primary difference between these districts is that agriculture estate (AE) districts are intended to exist~~  
6 ~~only within the urban service area while agriculture general (AG) districts are intended to exist only~~  
7 ~~outside the urban service area.~~

8 ~~(b) *Permitted principal uses and structures.* The following uses and structures are permitted in this~~  
9 ~~district.~~

10 ~~(1) Raising of cattle, sheep, swine or other animals associated with or kept in support of agricultural~~  
11 ~~operations, provided no swine shall be kept within one thousand (1,000) feet of a~~  
12 ~~nonagricultural district.~~

13 ~~(2) Raising of poultry.~~

14 ~~(3) Raising of dairy herds and production and processing of dairy products.~~

15 ~~(4) Breeding, training and boarding of animals associated with or kept in support of agricultural~~  
16 ~~operations.~~

17 ~~(5) Harvesting, cultivation, processing and sale of crops grown on premises, including silviculture,~~  
18 ~~aquaculture and commercial citriculture.~~

19 ~~(6) Single family dwellings, excluding mobile homes, barns, workshops and other structures~~  
20 ~~incidental to agricultural uses.~~

21 ~~(7) Elementary, middle and high schools.~~

22 ~~(8) Occupied single family residences used as family day care homes.~~

23 ~~(9) Emergency services.~~

24 ~~(10) One (1) servant's quarters or guest house for each permitted single family residence, provided~~  
25 ~~that total lot area shall not be less than twice the minimum lot area required for a single family~~  
26 ~~dwelling.~~

27 ~~(11) Parks and other recreational uses such as hunting, fishing and educational tours.~~

28 ~~(12) Commercial radio, television and other transmitting or receiving stations, and line of sight relay~~  
29 ~~devices, structures and towers fifty (50) feet or less in height, in accordance with section 3-9-~~  
30 ~~71.1~~

31 ~~(c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and~~  
32 ~~clearly incidental to permitted uses and structures are also permitted in this district.~~

33 ~~(d) *Prohibited uses and structures.* Any use or structure not expressly or by reasonable implication~~  
34 ~~permitted herein or permitted by special exception shall be unlawful in this district.~~

35 ~~(e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are~~  
36 ~~special exceptions in this district:~~

37 ~~(1) Single family residences used as foster care facilities.~~

38 ~~(2) Housing for farm labor.~~

39 ~~(3) Livestock auction.~~

40 ~~(4) Industrial activities such as leather tanning, wool processing, slaughterhouses, feed pens, meat~~  
41 ~~curing and similar activities relating to agriculture.~~

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- 1       ~~(5) Public and private recreation facilities, including country clubs; race tracks; pistol, rifle, skeet,~~  
2       ~~trap shooting and archery ranges; and riding stables.~~
- 3       ~~(6) Sanitary landfills, but not including junkyards, and automobile wrecking yards.~~
- 4       ~~(7) Plant nurseries with retail sales of garden supplies and equipment.~~
- 5       ~~(8) Cluster houses and patio houses, provided a site plan is approved.~~
- 6       ~~(9) Nursing homes.~~
- 7       ~~(10) Airports, heliports and landing fields.~~
- 8       ~~(11) Houses of worship, in accordance with section 3-9-80.1~~
- 9       ~~(12) Group home facilities, child and adult day care facilities.~~
- 10       ~~(13) Commercial radio, television and other transmitting or receiving stations, and line-of-sight relay~~  
11       ~~devices, structures, or towers over fifty (50) feet in height, in accordance with section 3-9-71.1~~
- 12       ~~(14) Cemeteries, mausoleums, crematoriums, and funeral homes located within a cemetery,~~  
13       ~~provided no grave, monument or structure shall be closer than twenty-five (25) feet to a side~~  
14       ~~property line.~~
- 15       ~~(15) Yacht clubs, country clubs, golf driving ranges and golf courses, including executive or par-3~~  
16       ~~golf courses, but not including miniature golf courses not associated with a golf course, provided~~  
17       ~~that any required parking area or building is located at least fifty (50) feet from property zoned~~  
18       ~~for residential use.~~
- 19       ~~(16) Mobile homes used as residence.~~
- 20       ~~(17) Adult congregate living facilities in accordance with section 3-9-63.1~~
- 21       ~~(19) Private clubs which have a minimum parcel size of either one (1) acre inside the Urban Service~~  
22       ~~Area, or ten (10) acres outside the Urban Service Area.~~
- 23       ~~(20) Colleges and universities; and~~
- 24       ~~(21) Veterinarian clinics; and~~
- 25       ~~(22) Dog kennels in conjunction with an owner-occupied residence on a minimum lot size of five (5)~~  
26       ~~acres.~~
- 27       ~~(23) Such other uses as determined by the zoning official or his/her designee to be:~~
- 28             ~~a. Appropriate by reasonable implication and intent of the district.~~
- 29             ~~b. Similar to another use either explicitly permitted in that district or allowed by special~~  
30             ~~exception.~~
- 31             ~~c. Not specifically prohibited in that district.~~
- 32       ~~The board of zoning appeals shall review a favorable determination of the zoning official under this~~  
33       ~~provision at the time the special exception application is presented to it. An unfavorable determination of~~  
34       ~~the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.~~
- 35       ~~(f) *Development standards.* The following development standards shall apply in this district:~~
- 36             ~~(1) Minimum lot requirements:~~

	AE	AG
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Area, acres	1	10
Width, feet	125	250
Front yard, feet	40	40
Side yard, feet	20	20
Rear yard, feet	20	20
Abutting water	20	20
Maximum lot coverage by all buildings, percent	20	10
Maximum height of structures, feet	38	38

1 -

2 ~~(2) Maximum density:~~

3 ~~AE within the urban service area: One (1) unit per acre.~~

4 ~~AE outside the urban service area: One (1) unit per ten (10) acres.~~

5 ~~AG: One (1) unit per ten (10) acres.~~

6 ~~Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of~~  
7 ~~the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red~~  
8 ~~Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in~~  
9 ~~accordance with section 3-9-8.~~

10 ~~(g) Signs. Signs shall be in accordance with section 3-9-95~~

11 ~~(h) Off-street parking. Off-street parking shall be in accordance with section 3-9-90~~

12 ~~(Minutes of 12-8-81, § 7; Res. No. 85-286, § 1, 10-15-85; Res. No. 87-78, §§ 5, 6, 5-19-87; Ord. No.~~  
13 ~~87-17, § 1, 5-19-87; Res. No. 87-254, § 15, 10-20-87; Ord. No. 89-34, § 4, 5-31-89; Ord. No. 91-04,~~  
14 ~~§§ 1-6, 2-26-91; Ord. No. 92-39, § 1, 6-2-92; Ord. No. 93-17 § 1, 4-20-93; Ord. No. 94-55, §§ 7, 8,~~  
15 ~~11-3-94; Ord. No. 2002-008, § 2, 1-28-02; Ord. No. 2003-061, §§ 3-5, 8-25-03)~~

16 **Sec. 3-9-30.5. Agriculture estates 10 (AE-10).**

17 ~~(a) Intent. The agriculture estates 10 district is intended to retain the open character of the land.~~  
18 ~~Permitted uses are limited to low-intensity agriculture, low-density residential and conservation uses.~~  
19 ~~Intensive agricultural uses frequently involve noise, odors, dust, chemical spraying and other~~  
20 ~~activities generally incompatible with residential uses. Residential uses are permitted only at very low~~  
21 ~~densities to accommodate those individuals who desire to live in an agricultural environment.~~

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- 1 ~~(b) *Permitted principal uses and structures.* The following uses and structures are permitted in this~~  
2 ~~district:~~
- 3 ~~(1) Raising and breeding of farm animals, including but not limited to cattle, sheep, poultry, and~~  
4 ~~swine, provided no swine shall be kept within one thousand (1,000) feet of a nonagriculture~~  
5 ~~district. For purposes of this section, farm animals shall be defined as those animals typically~~  
6 ~~raised for human consumption of the animal and/or its by-products.~~
- 7 ~~(2) Breeding, training and boarding of horses.~~
- 8 ~~(3) Harvesting, cultivation, processing and sale of crops grown on premises, including silviculture,~~  
9 ~~aquaculture and commercial citriculture.~~
- 10 ~~(4) Single family dwellings, barns, workshops and other structures incidental to agricultural uses,~~  
11 ~~but excluding mobile homes.~~
- 12 ~~(5) Elementary, middle and high schools.~~
- 13 ~~(6) Occupied single family residences used as family day care homes.~~
- 14 ~~(7) One (1) servant's quarters or guest house in addition to a permitted single family residence,~~  
15 ~~provided that total lot area shall be not less than twice the minimum lot area required for the~~  
16 ~~single family dwelling.~~
- 17 ~~(8) Parks, nature preserves, hunting and fishing.~~
- 18 ~~(c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and~~  
19 ~~clearly incidental to permitted uses and structures are also permitted in this district.~~
- 20 ~~(d) *Prohibited uses and structures.* Any use or structure not expressly or by reasonable implication~~  
21 ~~permitted herein or permitted by special exception shall be unlawful in this district, including but not~~  
22 ~~limited to facilities open to the public, except for occasional visitations by groups from educational~~  
23 ~~institutions.~~
- 24 ~~(e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are~~  
25 ~~special exceptions in this district:~~
- 26 ~~(1) Single family residences used as foster care facilities.~~
- 27 ~~(2) Home occupation in accordance with section 3-9-79.~~
- 28 ~~(3) Cluster houses and patio houses, provided a site plan is approved.~~
- 29 ~~(4) Landing fields for owner use.~~
- 30 ~~(5) Houses of worship, in accordance with section 3-9-80.1.~~
- 31 ~~(6) Group home facilities, child and adult day care facilities.~~
- 32 ~~(7) Cemeteries, mausoleums, crematoriums, and funeral homes located within a cemetery,~~  
33 ~~provided no grave, monument or structure shall be closer than twenty five (25) feet to a side~~  
34 ~~property line.~~
- 35 ~~(8) Country clubs and golf courses, including executive or par-3 golf courses, but not including~~  
36 ~~miniature golf courses and golf driving ranges, providing that any required parking area or~~  
37 ~~building is located at least fifty (50) feet from property zoned for residential use.~~
- 38 ~~(9) Mobile homes used as a residence.~~
- 39 ~~(10) Adult congregate living facilities in accordance with section 3-9-63.1.~~
- 40 ~~(11) Essential services and emergency services.~~
- 41 ~~(12) Such other uses as determined by the zoning official or his/her designee to be:~~

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- 1 a. ~~Appropriate by reasonable implication and intent of the district.~~  
2 b. ~~Similar to another use either explicitly permitted in that district or allowed by special~~  
3 ~~exception.~~  
4 c. ~~Not specifically prohibited in this district.~~

5 ~~The board of zoning appeals shall review a favorable determination of the zoning official under this~~  
6 ~~provision at the time the special exception application is presented to it. An unfavorable determination of~~  
7 ~~the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.~~

8 (f) ~~Development standards.~~ The following development standards shall apply in this district:

AE-10

9  
10 Minimum lot requirements:

11 Area, acres .....10

12 Width, feet .....125

13 Minimum yard requirements:

14 Front yard, feet .....40

15 Side yard, feet .....20

16 Rear yard, feet .....20

17 Abutting water, feet .....20

18 Maximum lot coverage by all buildings, percent .....10

19 Maximum heights of structures, feet .....38

20 Maximum density for AE-10, unit per 10 acres .....1

21 ~~Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the~~  
22 ~~water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish~~  
23 ~~Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in~~  
24 ~~accordance with section 3-9-98.~~

25 (g) ~~Signs.~~ Signs shall be in accordance with section 3-9-95.

26 (h) ~~Off-street parking.~~ Off-street parking shall be in accordance with section 3-9-90.

27 (Ord. No. 91-05, § 2, 2-26-91; Ord. No. 94-55, §§ 9, 10, 11-3-94; Ord. No. 2002-008, § 1, 1-28-02)

28 **Sec. 3-9-30. Agriculture (AG)**

29 (a) Intent. The purpose and intent of this district is to allow agriculture, very-low-density residential, rural  
30 recreation, and other rural uses.

31 (b) Permitted Uses and Structures (P):

32 (1) 4H, FFA and similar uses and activities.

33 (2) Assisted living facility or day care center, adult, six or less. (See Sec. 3-9-62. Adult Congregate  
34 Living Facilities)

Draft Date 8/28/14 for the P&Z on 09/08/2014

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- 1        (3) Biofuel production, less than 5,000 gal per day.
- 2        (4) Cemetery, mausoleum.
- 3        (5) Community garden.
- 4        (6) Dairy, grain, fruit, field crop and vegetable production, cultivation, and storage.
- 5        (7) Domestic animal breeding, boarding, and training.
- 6        (8) Emergency services.
- 7        (9) Fish and wildlife management area, nature preserve.
- 8        (10) Fish hatchery.
- 9        (11) Gamelands, public or private.
- 10       (12) Harvesting, cultivation, processing, and sale of crops grown on premises, including silviculture,  
11       aquaculture, and commercial citriculture.
- 12       (13) Horse stable, barn, workshop, and other structures and uses incidental to agricultural uses.
- 13       (14) Livestock breeding, boarding, training, and grazing.
- 14       (15) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.
- 15       (16) Minor Home Occupation. (see Sec. 3-9-75. Home Occupations)
- 16       (17) Model home. (see Sec. 3-9-79. Model Homes)
- 17       (18) Outdoor educational facility.
- 18       (19) Park, public or not-for-profit.
- 19       (20) Plant nursery.
- 20       (21) Raising of poultry.
- 21       (22) Single-family detached.; Detached single-family homes may or may not have a guest suite that  
22       is structurally attached with or without cooking facilities.
- 23       (23) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-69. Communication  
24       Towers)
- 25       (24) Telecommunications facility, greater than 50 feet in height. (see Sec.3-9-69. Communication  
26       Towers)
- 27       (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and  
28       clearly incidental to permitted and conditional uses and structures are permitted in this district,  
29       including, but not limited to:
- 30       (1) Agricultural accessory uses and structures may be permitted prior to the principal uses and  
31       structures.
- 32       (2) Carports, garages, and storage structures associated with agricultural uses may be permitted  
33       prior to the principal uses and structures.
- 34       (3) Fences or walls which may be permitted prior to the principal uses and structures.
- 35       (4) Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities shall  
36       not be permitted in a detached guest suite. It must meet all applicable development standards  
37       set forth in the zoning district.
- 38       (5) Swimming pools, tennis courts, or other similar non-commercial recreational uses and  
39       structures.

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1 (d) Conditional Uses and Structures (C): (For rules and regulations for any use designated as a  
2 Conditional Use or Structure, see Sec.3-9-70. Conditional Uses and Structures)

3 (1) Bed and breakfast, 1 or 2 bedrooms.

4 (2) Conservation subdivision.

5 (3) Farm labor housing.

6 (4) Guest home.

7 (5) Manufactured home (HUD), minimum requirement is Wind Zone 3.

8 (6) Minor yard trash processing facility. (see Sec. 3-9-71. Debris and Waste Facilities)

9 (e) Prohibited Uses and Structures: Any use or structure not expressly or by reasonable implication  
10 permitted herein or permitted by special exception shall be unlawful in this district.

11 (1) Park models and Recreational Vehicles for living purposes.

12 (f) Special Exceptions (S): (For procedure see Sec. 3-9-6.2. Special Exceptions)

13 (1) Agricultural industrial activities, leather tanning, wool processing, meat curing.

14 (2) Airport.

15 (3) All conditional uses and structures that cannot meet all conditions set forth in this Code.

16 (4) Amphitheater.

17 (5) Animal hospital with indoor or outdoor facilities.

18 (5) Animal and poultry slaughter, stockyards, rendering.

19 (6) Animal sanctuary, zoo.

20 (7) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62. Adult  
21 Congregate Living Facilities)

22 (8) Bed and breakfast, 3 or more bedrooms.

23 (9) Biofuel production, 5,000 to 15,000 gal per day.

24 (10) Biofuel production, greater than 15,000 gal per day.

25 (11) Campground.

26 (12) Clubhouse, community center.

27 (13) Composting facility. (see Sec. 3-9-71. Debris and Waste Facilities)

28 (14) Concentrated animal feeding operation.

29 (15) Correctional facility.

30 (16) Dairy, grain, fruit, field crop, and vegetable processing.

31 (17) Elementary, middle or high schools.

32 (18) Essential services. (See Sec. 3-9-72. Essential Services)

33 (19) Exotic animal breeding, boarding, and training.

34 (20) Farm equipment sales and services.

35 (21) Fertilizer manufacturing.

36 (22) Gas station.

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- 1        (23) Government uses and facilities.
- 2        (24) Heliport, helistop.
- 3        (25) Livestock auction.
- 4        (26) Lumberyard.
- 5        (27) Major Home Occupation. (see Sec. 3-9-75. Home Occupations)
- 6        (28) Motor sports track, venue.
- 7        (29) Outdoor market space or exhibition space.
- 8        (30) Pistol, rifle, skeet, trap shooting and archery ranges.
- 9        (31) Place of Worship. (see Sec. 3-9-83. Places of Worship)
- 10       (32) Power plant.
- 11       (33) Private clubs.
- 12       (34) Private landing field.
- 13       (35) Recreation, outdoor.
- 14       (36) Sawmill, machine shop.
- 15       (37) Single-family residences used as a foster care facilities.
- 16       (38) Transfer station. (see Sec. 3-9-71. Debris and Waste Facilities)
- 17       (39) University or college.
- 18       (40) Such other uses as determined by the Zoning Official or his/her designee to be:
  - 19        a. Appropriate by reasonable implication and intent of the district.
  - 20        b. Similar to another use either explicitly permitted in that district or allowed by Special
  - 21        Exception.
  - 22        c. Not specifically prohibited in that district.

23       The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this  
 24       provision at the time the Special Exception application is presented to it. An unfavorable  
 25       determination of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6.  
 26       Board of Zoning Appeals.

27       (g) Development Standards:

<b>Lot (min.)</b>	
Area (acres)	<u>10</u>
Width (ft.)	<u>250</u>
<b>Setbacks (min. ft.)</b>	
Front	<u>40</u>
Side	<u>20</u>
Rear	<u>20</u>
Abutting water	<u>20</u>
<b>Bulk (max.)</b>	
Lot Coverage of	<u>10%</u>

Land Development Regulations  
Chapter 3-9. Zoning  
Article II. District Regulations

Sec.3-9-30. AG

1

<u>All Buildings</u>	
<u>Height (ft.)</u>	<u>38</u>
<u>Density (units/acres)</u>	<u>1 per 10 acres</u>

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Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-89. Waterfront Property.

7

(h) Off-street parking. Off-street parking shall be in accordance with Sec. 3-9-80.

8

(i) Signs. Signs shall be in accordance with Sec. 3-9-86.