

Sec. 10-6.612 Rural Zoning District

1. District Intent	2. Allowable District Location
<p>The intent of the rural zoning district is to maintain and promote agriculture, silviculture and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify the county's rural areas.</p> <p>Allowable land uses within this district include agriculture, silviculture, ecotourism-based activities, very low density residential, and community and passive recreational facilities, and some forms of active recreation as a restricted use.</p> <p>Non-residential uses, with the exception of community and passive recreational facilities that are not functionally related to and supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the rural zoning district. This district is not intended to accommodate commercial activities designed to service basic household needs of area residents.</p> <p>Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein. Due to the need to protect and preserve existing rural lands from fragmentation and to promote infill and redevelopment within the urban services area and rural communities, urban services are not planned or programmed for this area.</p> <p>Design standards and development standards for non-residential development and restricted uses, as noted herein, shall be required to prevent encroachment and fragmentation of agricultural uses as well as to ensure compatibility with adjacent uses.</p>	<p>The district may only be located within areas designated rural on the future land use map.</p>

Permitted, Prohibited, and Restricted Uses			
3. Principal Uses	4. Prohibited Uses	5. Restricted Uses	6. Rural Accessory Uses Functionally Related to Bona Fide Agriculture, Silviculture or Natural Resource-Based Activities
<p>(1) Agricultural.</p> <p>(2) Silviculture.</p> <p>(3) Wholesale trade: Farm-product raw materials.</p> <p>(4) Wholesale nursery products.</p> <p>(5) Rural commercial.</p> <p>(6) Community services.</p> <p>(7) Low-density residential (single-, two-family, or manufactured home).</p> <p>(8) Passive recreation.</p> <p>(9) Light infrastructure.</p> <p>(10) Cemeteries.</p>	<p>(1) Manufacturing.</p> <p>(2) Extraction and bottling of mineral or springwater—wholesale.</p> <p>(3) High pressure well stimulation/acid fracturing and/or hydraulic fracturing.</p> <p>(4) Gas stations, fuel oil and liquefied petroleum products.</p> <p>(5) Convenience stores.</p> <p>(6) Grocery stores.</p> <p>(7) General merchandise sales.</p> <p>(8) Drug stores.</p> <p>(9) Automotive repair.</p> <p>(10) Motor vehicle racing tracks/amusement.</p> <p>(11) Heavy infrastructure (with the exception of those listed under restricted uses).</p> <p>(12) Active recreation (with the exception of those listed under restricted uses).</p> <p>(13) Other uses which are not functionally supportive of and accessory to established agricultural, silvicultural or natural resource-based activities within the rural zoning district.</p>	<p>(1) Mining.</p> <p>(2) Landscape counseling and planning.</p> <p>(3) Airports, flying fields and services.</p> <p>(4) Camps and recreational vehicle parks.</p> <p>(5) Botanical and zoological gardens.</p> <p>(6) Archaeological historical sites.</p> <p>(7) Commercial kennels.</p> <p>(8) Veterinary clinics.</p> <p>(9) Riding academies/livery or boarding stables.</p> <p>(10) Outdoor sport shooting ranges.</p>	<p>Pursuant to F.S. § 823.14, a bona fide farm operation shall be exempt from local regulation, ordinance, rule or policy that prohibits, restricts, regulates or otherwise limits activities of a bona fide farm operation on land classified as agricultural land pursuant to F.S. § 193.461.</p> <p>Pursuant to F.S. § 823.14(3)(b), the term "farm operation" means all conditions or activities which occur on a farm in connection with that farm's products.</p>

7. Development Standards

Use Category	a. Lot area (acres)	b. Minimum lot frontage	c. Front yard setback	d. Corner yard setback	e. Side yard setback	f. Rear Yard setback	g. Maximum height at building envelope perimeter	h. Maximum height per additional setback	i. Total maximum height
Low density residential	10 acres minimum	15 feet	30 feet	30 feet	20 feet	50 feet	35 feet	1'/1'	Not applicable
Rural commercial	3.0 acres minimum, 5.0 acres maximum *	40 feet	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	35 feet	1'/1'	45 feet
Community services	See Development Standards for Community Services in Section 8	40 feet	50 feet building, 50 feet parking 100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	50 feet building, 50 feet parking 100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	50 feet building, 50 feet parking 100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	50 feet building, 50 feet parking 100 feet building, 100 feet parking (For structures greater than 5,000 square feet)	35 feet	1'/1'	45 feet
Restricted uses; passive recreation facilities	3.0 acres minimum	Not applicable	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	50 feet building, 50 feet parking; unless otherwise specified in subsection 10 of this section	35 feet	1'/1'	45 feet

Comp. Plan Policy 2.1.9 subdivision	0.5 acres minimum	15 feet	25 feet	25 feet	15 feet	50 feet	35 feet	1'1'	Not applicable
-------------------------------------	-------------------	---------	---------	---------	---------	---------	---------	------	----------------

8. Development Standards for Community Service Uses:

(1) The maximum single structure size and site area shall be limited by the overall acreage of the parcel to preserve the rural character through proper scale and massing. Community service uses shall also be subject to the site design criteria of subsection 11 of this section.

Parcel size	Less than or equal to 10 acres	>10 to 49 acres	50 acres +
Maximum single structure size (gross building floor area)	5,000 square feet	10,000 square feet	15,000 square feet
Site area	Min: 3 ac Max: 5 ac	Min: 3 ac Max: 10 ac	Min: 3 ac Max: 15 ac

Existing, lawfully established non-conforming community services uses will be afforded flexibility with the required development standards, to the extent practical, when improvements are necessary to meet minimum health and safety standards according to the Florida Building Code (FBC), including, but not limited to ADA accessibility requirements.

9. Rural Commercial Intersection Location Standards: The intersection location standard is intended to group rural commercial activities toward intersections to provide access and to prevent fragmentation of agricultural uses.

(1) Major function: Provide sales and services functionally related to and supportive of agriculture, silviculture and natural resource-based activities.

(2) Location: On or near the intersection (access within 330 feet of the centerline of the intersection) of an arterial/arterial or arterial/major collector roadway.

(3) Site area: 3.0 acres minimum with a maximum of 5.0 acres per quadrant.

(4) Allowable building square footage: Maximum of 10,000 gross square feet per intersection (only 2 quadrants per intersection may be developed for rural commercial). Single structure limited to a maximum of 5,000 gross square feet.

10. Development Standards for Restricted Uses: All proposed restricted uses shall meet the applicable provisions of section 10-6.611; the applicable design standards noted in subsection 11 of this section; the buffer zone standards (section 10-7.522); and the parking and loading requirements (subdivision 3, division 5, article VII of this chapter). All restricted uses shall be limited to a maximum building area of 2,000 gross square feet per acre with no more than 5,000 gross square feet of retail commercial or office space. The following restricted uses require satisfaction of additional criteria:

(1) Mining activities.

a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes NAICS items 212321 and 212324.

b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner prior to site plan approval or if the adjacent property is also used as a mining activity.

2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.

3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.

4. Fencing requirement: All areas proposed for use in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined by the County Administrator or designee to be a reclaimed open-pit mine. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language indicate that there may be hazardous conditions on the premises.

(2) Camps and recreational vehicle parks (NAICS 721211 and 721214).

a. All camps and recreational vehicle parks must meet the specific development standards, as follows upon review and approval by the

Board of County Commissioners following a duly noticed public hearing. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:

1. Sanitary facilities shall be provided.
2. Not more than 5 campsites per gross acre shall be provided.
3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.

(3) Airports, flying fields and services.

a. All airports, flying fields and services must meet the specific development standards as noted in this section and as required by state or federal law, and shall require review and approval by the Board of County Commissioners following a duly noticed public hearing.

(4) Outdoor sport shooting ranges.

a. This subsection shall not apply to personal firearm use on private property or to businesses that operate an outdoor sport shooting range as an ancillary use to a legal, principal use, such as, but not limited to, a hunting plantation, timber plantation, or special event venue.

b. All outdoor sport shooting ranges must meet the specific development standards as noted in this section, and shall require a Type C review and approval by the Board of County Commissioners following a duly noticed public hearing.

c. All outdoor sport shooting ranges must demonstrate protection of adjacent properties and the public interest which shall include, but not limited to the following:

1. An outdoor sport shooting range shall not be located within an unrecorded or recorded subdivision or in the residential preservation overlay district.
2. No outdoor sport shooting range shall be permitted within 500 feet of the property line.
3. The firing lines shall be oriented to minimize off-site impacts, including, but not limited to, noise and safety of existing structures and roadways.
4. Access to Canopy Road shall be subject to division 7, article VI of this chapter.
5. A minimum of a Type D buffer and a 15-foot high berm behind the line of fire/targets shall be constructed.
6. The county encourages the use of the National Rifle Association's Range Source Book for best practices.
7. The county encourages compliance with the state department of environmental protection's best management practices for environmental stewardship of state shooting ranges.
8. The county encourages outdoor sport shooting ranges to have range safety officers on the premises during the hours of operation.

9. To ensure compatibility with the surrounding area, additional site specific conditions may be imposed, such as, but not limited to, conditions related to noise reduction and safety.

11. Site Design Criteria: Rural commercial uses, community service uses and restricted uses shall be subject to the locational and design standards as noted herein. A plan and supporting narrative must be submitted pursuant to the applicable site and development plan process outlined in article VII of this chapter that demonstrates compliance, as applicable, with the following:

(1.) Signs: Freestanding on-site signs shall be limited to monument-style signs and the sign base shall be consistent with the materials and design context of the primary on-site building. Signs shall be illuminated with externally mounted lighting focused on the sign in a manner that limits off-site illumination. Internally illuminated signs and pole signs are prohibited. For sites not located at intersections, on-site ground signs shall be limited to no more than 32 square feet in area and limited to no more than 10 feet in height.

(2.) Building and Site Design Standards: All primary buildings and accessory structures shall reflect or compliment the local vernacular architectural style. Building facade treatments and materials shall provide architectural interest through, but not limited to: the utilization of fenestration that allows for natural surveillance and gabled or parapet roof treatments.

(3.) Lighting: On-site lighting including 24-hour security lighting shall be wall mounted with illumination focused on the building in a manner that limits off-site illumination, consistent with the "Dark Sky Friendly" guidelines. All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. Security lighting is permitted; however, wall or roof mounted flood or spot lights used as general grounds lighting are prohibited. Lighting at the property line (six feet above ground) adjacent to residential uses shall not exceed 0.1 footcandles. Lighting for parking areas shall not exceed 15 feet in height as measured from average grade to the light fixture.

(4.) Perimeter Buffering and Fencing: If the adjacent residential density is 0.5 dwelling units per acre or greater, a Type C buffer shall be required. A wooden buffer fence may be utilized on sites where the required vegetative buffer cannot be established based on-site limitations or constraints.

(5.) Fencing and Screening of Outdoor Service Areas and Equipment:

a. Refuse collection areas shall be located in the side or rear yard and shall be fenced with a material and design treatment consistent with the building facade of the principal building and screened with vegetation.

b. All appurtenant mechanical and electrical equipment, outside collection/drop-off/storage areas, and other accessory or ancillary structures shall be screened from public view. The screening material shall be consistent with the materials and design context of the primary on-site building.

(6.) Hours of Operation: The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m. Community service uses shall not be limited in hours of operation; however, typical hours of operation for the facility shall be identified on final development plans.

*If subdivision is proposed to create the rural commercial parcel, then the remaining portion of the property shall meet the minimum lot size standards noted herein.

General notes:

- (1) If central sanitary sewer is not available, residential development shall provide no less than 0.50 acre of buildable area. Non-residential development and community service facilities located within the USA are limited to a maximum of 900 gallons of wastewater flow per day. Refer to Sanitary Sewer Policy 2.1.2 of the Comprehensive Plan for additional requirements.
- (2) Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
- (3) Refer to the concurrency management ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.)