

2.02.01 Agricultural (AG)

- A. Purpose. The Purpose of the Agricultural (AG) zoning district is to designate areas for small family farms including plant nurseries, growing fruits and vegetables, and the raising and grazing of livestock. The district is intended for use in outlying areas and with proper buffering. Single-family residential units may be located on agriculturally-zoned property. This district will allow the Howey area to continue to have a rural character and will help preserve family farming as a viable part of the community's economy.
- B. Principal, Accessory, and Conditional Uses
1. Permitted Principal Uses and Structures
 - a. Single-family detached homes
 - b. Mobile homes
 - c. Groves
 - d. Pastures
 - e. Agricultural uses including the cultivation and production of crops, both in orchards and pastures.
 - f. Licensed Group Home (up to 6 residents)
 - g. Private and Public Gardens
 2. Permitted Accessory Uses and Structures
 - a. Accessory dwellings. One per lot or parcel.
 - b. Detached garages
 - c. Barns
 - d. Horse stables (maximum of 1 horse per acre)
 - e. Horse trails
 - f. Sheds
 - g. Workshops
 - h. Pools
 - i. Small roadside farm stands used to show and sell products produced on the land (sold to individuals in amounts that can be accommodated in one non-commercial vehicle)
 - j. Children's play structures
 - k. Fences
 - l. Signs
 - m. Decks
 - n. Home occupations
 3. Conditional Uses and Structures
 - a. Bed and Breakfast Inn
 - b. Apiculture Indoor cultivation of plants (greenhouses)
 - c. Riding stables or horse stables as a business
 - d. Garden center or Nursery
 - e. Sale of hay and large quantities of fruits and vegetables and plants.
 - f. Animal Hospital or Veterinary Clinic
 - g. Churches
 - h. Outside storage of agricultural equipment and materials

C. Prohibited Uses

1. Hog farms, poultry farms and similar uses that may produce excessive noise, odor, and/or dust.
2. Dog breeding (family pets may have offspring)
3. Mining and excavation
4. Fishing and hunting camps or lodges
5. Sales of products not grown on the land
6. Outdoor storage of inoperable vehicles or heavy equipment
7. Any use or structure not listed above as permitted or conditional.

CI. Dimensional Criteria

1. Maximum building height is 2 ½ stories and no higher than 30 feet
 - a. Silos or grain bins may exceed the maximum building height by 10 feet.
 - b. Building-mounted appurtenances such as belfries, chimneys, cupolas, and antennas used for domestic purposes, or other appurtenances usually placed above roof level and not used for human occupancy, may exceed the maximum building height by 10 feet.
2. Maximum FAR of .15 for all buildings
3. Maximum impervious surface is 20%
4. Minimum lot size is 2 acres.
5. Minimum lot width is 150 feet
6. Minimum lot depth is 200 feet
7. Minimum front yard setback is 50 feet
8. Minimum street side yard setback is 50 feet
9. Minimum side yard (interior) setback is 25 feet
10. Minimum rear yard setback is 50 feet
11. Minimum square footage of principal dwelling is 1,500 square feet air conditioned, not including garage or accessory dwelling).

CII. Other Standards

1. Minimum of 50% open space is required.
2. All accessory structures, with the exception of fences and signs, shall meet the same setback requirements as the principal dwelling.

2.02.02 Rural Estates (RE)

A. Purpose. The Purpose of the Rural Estates (RE) zoning district is to designate areas for larger single-family home sites. The district is intended for families who may have horses or who desire a semi-rural environment in close proximity to urban services. A limited number of horses (maximum of 1 per acre) are allowed. This district will allow the Howey area to continue to have a rural character.

B. Principal, Accessory, and Conditional Uses

1. Permitted Principal Uses and Structures
 - a. Single family detached homes
 - b. Licensed Group Home (up to 6 residents)
2. Permitted Accessory Uses and Structures
 - a. Accessory dwellings. One per lot or parcel.
 - b. Detached garages