

Sec. 2-09. REA, Rural Estate/Agricultural Zoning District.

A. PURPOSE: The purpose of the Rural Estate/Agricultural (REA) Zoning District is to preserve and protect the rural character of certain areas that have some agricultural value and are suitable for rural estate living but have environmental constraints.																		
B. DIMENSIONAL STANDARDS																		
1. Density	2. Maximum Building Height	3. Maximum Building Coverage	4. Maximum Impervious Lot Coverage	5. Minimum Lot Size	6. Minimum Lot Width	7. Minimum Lot Depth	8. Minimum Perimeter	9. Setbacks										
								a. Front	b. Rear	c. Side	d. Street Side/Corner	e. Waterbody						
1 unit per 5 acres	30' Barns and Silos may be 45'	35%	75%	5 acres	150'	200'	None	50'	50'	25'	50'	50' Waterfront Yard (Tomoka/Halifax River Frontage Lots). The minimum rear yard setback from the mean or ordinary high water line for properties abutting a waterbody shall be the average building setback of all existing single family dwelling units within 300' of each side lot line of the lot on which the single-family dwelling unit is proposed to be located, minus 5', or as otherwise established under Florida Statutes or chapter 3, article II of this Code (Surface Waters and Marine Life Habitat), whichever is greater, provided that in no event shall the setback be less than 30'. For the purpose of meeting this requirement, the 300' shall be measured from points set back 30' from the mean high water line and shall run parallel with the street right-of-way line. The rear yard setback line may meander to follow the mean high-water line.						
C. PERMITTED USES			D. CONDITIONAL USES				E. SPECIAL EXCEPTION USES		F. OTHER STANDARDS									
1. Community Residential Home 2. Dwelling, Single-Family—Detached 3. School, Public			1. Adult Family Care Home 2. Agricultural Use, Minor 3. Family Day Care Home 4. Foster Home 5. Garden Center/Nursery 6. Greenhouse 7. Hobby Breeder 8. Hunting Dog 9. Parks and Recreation Facilities, Private 10. Parks and Recreation Facilities, Public 11. Public Facilities 12. Public Utilities 13. Telecommunication Tower or Antenna, Camouflaged 14. Water Survival Instruction 15. Wind Energy System				1. Agricultural Use, Major 2. House of Worship 3. Kennel 4. Mining and Excavation 5. Riding Stable, Horse 6. School, Private 7. Telecommunication Tower 8. Veterinarian		All development must comply with the following requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Use of dwelling units for transient lodging is prohibited in order to protect and maintain the residential character of the zoning district. 5. Single-family residential buildings shall have the following minimum floor area: <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <th>1-Story</th> <th>Split Level</th> <th>2-Story</th> </tr> <tr> <td>1,500 SF</td> <td>1,800 SF</td> <td>2,100 SF</td> </tr> </table>				1-Story	Split Level	2-Story	1,500 SF	1,800 SF	2,100 SF
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G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.																		

(Ord. No. 2013-13, § 2, 2-5-2013)