

FORESTRY AGRICULTURAL DISTRICT

DISTRICT INTENT: To preserve threatened agricultural land from urban development by permitting agricultural and forestry related activities to function economically while protecting the environmental integrity of Apalachicola Bay and other surface waters from the impacts of urban development.

PERMITTED USES AND STRUCTURES

- PRINCIPAL:**
1. Forestry operation..
 2. Bee keeping.
 3. Single family residential uses at one dwelling unit per quarter/quarter (approximately one unit per forty acres), except for established forestry or farm work centers.
 4. Mining and soil excavation.
 5. Mariculture and aquaculture businesses.
 6. Uses of a similar nature as determined by the Planning and Zoning Commission.

- ACCESSORY:**
1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

PROHIBITED USES AND STRUCTURES:

1. All uses not specifically or provisionally permitted herein.
2. Ranching within one half mile of the bay, river or creek.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: 40 acres with a minimum 200 feet in width and 200 feet in depth. The minimum lot area designated for residential use within this district shall be at least one acre (See Note 1)

BUILDING SETBACK: Same as district standards applying to the single family residential (R-1).

MAXIMUM BUILDING: 35 feet in height.

MAXIMUM IMPERVIOUS LOT COVERAGE: 10%

SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. None.
2. See Section 430 and 440 of the zoning ordinance.

NOTES: A-2 FORESTRY AGRICULTURE DISTRICT

1. Each landowner is entitled to one residential lot per 40 acres according to the following provisions:
 - (A) Minimum lot size is one acre and suitable for on-site sewer system and water supply.
 - (B) Each additional 40 acres shall entitle the farm to an additional residential construction. The proposed lot must be situated within the 40 acre parcel which makes it eligible as a building site.
2. Forestry operations should conform to the Best Management Practices adopted as a part of the county land use plan.
3. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.