

**Wakulla County**

**Ordinance Number 2015-12**

**AN ORDINANCE OF WAKULLA COUNTY, FLORIDA, AMENDING SECTION 5-25 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE PERTAINING TO THE AG AGRICULTURAL DISTRICT REGULATIONS; ADDING FOOD AND KINDRED PRODUCTS MANUFACTURING, PROCESSING, AND PACKAGING AS A CONDITIONAL USE WITHIN THE DISTRICT; ADDING PRODUCTION, PROCESSING AND STORAGE OF APPAREL AND PIECE GOODS, ELECTRONIC AND RELATED PRODUCTS AND MISCELLANEOUS DURABLE AND NONDURABLE GOODS AS CONDITIONAL USES WITHIN THE DISTRICT; PROVIDING FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 5-25 of the Land Development Code establishes the principal and conditional uses for the Agricultural Zoning District;

**WHEREAS**, the Board of County Commissioners desires to revise the Agricultural District regulations to allow food and kindred products manufacturing, processing, and packaging; and the production, processing and storage of apparel and piece goods, electronic and related products and miscellaneous durable and nondurable goods as conditional uses within the District;

**NOW THEREFORE**, be it ordained by the Board of County Commissioners of Wakulla County, Florida, as follows:

**Section 1.**

Section 5-25 of the Wakulla County Land Development Code, is hereby amended or revised, as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

**Sec. 5-25. - AG Agricultural District regulations.**

- (1) *District intent.* The provisions of this district are primarily intended to protect areas that are suitable for agricultural operations, to prevent the misuse of prime agricultural lands and to accommodate nonagricultural uses that do not conflict with or limit the primary intent of this district. This zoning district is permissible in the Rural-1, Rural-2, Rural-3, Urban-1, Urban-2, Agricultural, Conservation Residential, and Public Facilities land use categories identified in the comprehensive plan.
- (2) *Special requirements.* Property zoned agricultural (AG) is not permitted to be subdivided into lots less than five acres in size.
- (3) *Principal uses.*
  1. Agricultural production, crops and livestock.
  2. Crop services.
  3. Fishing, hunting and trapping.
  4. Forestry.
  5. Landscape and horticultural services.
  6. Light infrastructure.
  7. Livestock and agricultural equipment barns.
  8. Mobile homes.
  9. Single-family dwellings.
  10. Soil preparation services.
- (4) *Conditional uses.*
  1. Airports and airstrips.
  2. Borrow pits.
  3. Cemeteries.
  4. Churches and other houses of worship including convents and rectories.
  5. Pet kennels.
  6. Public and private recreation facilities.
  7. Sanitary landfill.
  8. Schools.
  9. Veterinary clinics or hospitals.
  10. Food and kindred products manufacturing, processing, and packaging.
  11. Production, processing and storage of apparel and piece goods, electronic and related products and miscellaneous durable and nondurable goods that are unlikely to cause objectionable impacts such as odor, noise, fumes, or dispersion of waste or radiation to be detected off-site.
- (5) *Development standards.*
  1. *Minimum lot size.*
    - (a) Area: five acres.
    - (b) Width: 150 feet. Forty feet for cul-de-sac lots.
    - (c) Depth: N/A.
  2. *Minimum building setbacks.*
    - (a) Applicable side.
      - (i) Front: 50 feet.

- (ii) Rear: 40 feet.
    - (iii) Side: 15 feet.
    - (iv) Side street: 20 feet.
  - (b) Building setbacks for residential use on platted lots (recorded or unrecorded subdivisions). Residential dwellings proposed on agriculture zoned lots may be reviewed by the zoning official for a determination of applicable setback standards. Where platted lots (recorded or unrecorded subdivisions) exist within agriculture zoning districts are proposed for residential development, the zoning official may determine that the minimum residential setbacks of front 25 feet, rear 15 feet, side eight feet, and side street 20 feet, may be applied from the property lines. In the course of review, the zoning official [shall] use best available information to determine compatibility and consistency with existing development trends and the character and nature of an area's uses, and other pertinent information relevant to a development permit application that is otherwise consistent with the county comprehensive plan and land development codes. An appeal of a zoning official's determination shall be pursuant to section 3-23 of this LDC.
3. *Maximum building restrictions.\**
- (a) Coverage: N/A.
  - (b) Height: 35 feet.
  - (c) Density: one dwelling unit per five acres.

**\*Note**—Density and building coverage may be further restricted by the comprehensive plan.

## **Section 2. Codification of the Land Development Code.**

It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Wakulla County Land Development Code, and that the sections of this Ordinance may be renumbered to accomplish such intent.

## **Section 3. Severability.**

Should any section or provision of this Ordinance or any portion thereof, or any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof other than the part declared to be invalid.

## **Section 4. Effective Date.**

A certified copy of this Ordinance shall be filed with the Department of State within ten (10) days after its enactment by the Board and shall be effective upon filing with the Department of State.

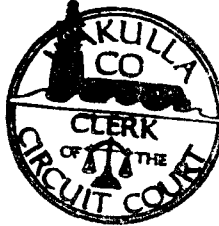
**PASSED AND ADOPTED** by the Board of County Commissioners of Wakulla County, Florida, this 3<sup>rd</sup> day of August, 2015.

BOARD OF COUNTY COMMISSIONERS  
OF WAKULLA COUNTY, FLORIDA

By: Ralph Thomas

RALPH THOMAS, Chairman

Brent X. Thurmond, D.C. for  
BRENT X. THURMOND, Ex Officio  
Clerk to the Board



APPROVED AS TO FORM:

Heather Encinosa  
HEATHER ENCINOSA, ESQ.  
County Attorney

FILED  
AT TIME & DATE NOTED  
15 AUG -4 PM 1:21  
BESSIE M. THOMPSON  
CLERK CIRCUIT COURT  
WAKULLA COUNTY FLORIDA



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

August 4, 2015

Mr. Brent X. Thurmond  
Clerk of Circuit and County Courts  
Wakulla County  
3056 Crawfordville Highway  
Crawfordville, Florida 32327

Attn: Ms. Brandy King

Dear Mr. Thurmond:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Wakulla County Ordinance No. 2015-12, which was filed in this office on August 4, 2015.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb