

CHAPTER FIFTEEN

AGRICULTURAL DISTRICTS

ARTICLE I, AGRICULTURAL DISTRICT (A1):

15-1.1 **Purpose and Intent.** Land designated as agricultural constitutes a valuable natural resource whose protection is in the public interest. The Agricultural District is established to maintain those areas with land characteristics such as soil moisture, temperature and content suitable for farming (fields, pastures, farmsteads, specialty farms), dairy, livestock, forestry operations and other agricultural activities; to protect land used or needed for food production and other agricultural uses from encroachment by untimely and unplanned residential, commercial or industrial development; and to permit the continuation of agricultural uses in areas where it remains viable.

The agricultural district is intended to provide for the continuation of agriculture as a viable land use and component of the local economy until market conditions and public services support conversion of agricultural land to rural or suburban residential land subdivisions and uses, or other uses. The Agricultural District also helps to preserve the rural, open space character that exists in many portions of the County. Such areas are accessed only by rural roads, do not have existing public sanitary sewerage facilities, are predominantly rural in character, and consist substantially of larger unsubdivided and undeveloped tracts.

15-1.2 **Permitted Uses.** As provided in Table 15.1. Certain specific uses are regulated by Chapter 16.

15-1.3 **Performance Standards.** As provided in Table 15.2.

ARTICLE II, AGRICULTURAL-RESIDENTIAL DISTRICTS (AG-RES):

15-2.1 **Purpose and Intent.** Agricultural-Residential districts are established to provide for rural farm or very low density, development in areas where agricultural pursuits and low-density residential uses can coexist without conflict. Agricultural-Residential districts do not allow intensive agricultural uses such as hog farms and poultry houses that could have malodorous effects on residential uses. Subdivision road improvements for curb and gutter, required by Chapter 18 of this Code, do not apply to properties within Agricultural-Residential districts.

15-2.2 **Permitted Uses.** As provided in Table 15.1. Certain specific uses are regulated by Chapter 16.

15-2.3 **Performance Standards.** As provided in Table 15.2.

TABLE 15.1
USES PERMITTED IN AGRICULTURAL DISTRICTS

P = Permitted
C = Conditional
X = Not Permitted

| Uses | A1 | AG-RES |
|--|---------------|---------------|
| Accessory apartments, attached | P | P |
| Accessory apartments, detached | C | C |
| Accessory uses and structures determined by the Director to be normally incidental to one or more permitted principal uses, including but not limited to barns, grain storage facilities, and implement sheds. | P | P |
| Agricultural uses including the production of field crops, fruits, nuts, and vegetables | P | P |
| Agricultural experiment stations | C | X |
| Auction facilities for agricultural products | C | X |
| Bed and breakfast inns | C | X |
| Boarding homes for agricultural workers | C | X |
| Campgrounds | C | X |
| Cemeteries | P | P |
| Churches, temples, synagogues, and places of worship, including cemeteries as accessory uses. | C (Note 3) | C (Note 3) |
| Clubs, lodges, fraternal institutions and other places of assembly for non-profit membership groups | C | X |
| Communication towers and antennas | C | C |
| Dairies | C | C |
| Dwellings, single-family detached, farm related and subordinate to the principal use of the property for agricultural uses. | P | P |
| Explosives storage | C | X |
| Farm supply stores and feed and grain stores | C | X |
| <u>Farm Wineries</u> | <u>C</u> | <u>X</u> |
| Forest uses associated with production, management and harvesting of timber | P | P |
| Golf Courses/Country Clubs | C | C |
| Heliports and Helipads | C | X |
| Hog farms | C | X |
| Home occupations | C | C |
| Horse stables, commercial | C | X |
| Horse stables, non-commercial | P | P |
| Industrialized housing | P | X |
| Kennels, Animal Hospitals, Veterinary Clinics | C | X |
| Landfills, inert waste | X | X |
| Livestock raising, not including poultry and hogs | P | X |
| Manufactured or mobile homes, farm related and subordinate to the principal use of the property for agricultural uses | P | X |
| Major residential subdivisions involving a new public or private street and no more than seven (7) lots | P | X |

| Uses | A1 | AG-RES |
|--|-----------|---------------|
| Major subdivisions meeting the definition of "conservation subdivision," for single family detached dwellings or manufactured homes (Note 1) | X | P |
| Major subdivisions for single family detached dwellings or manufactured homes | X | P |
| Minor residential subdivisions (Note 1) | P | P |
| Nurseries and greenhouses: wholesale and retail sale of trees, plants, and shrubs | P | P |
| Poultry houses | P | X |
| Processing operations related to agriculture | X | X |
| Professional home offices | P | P |
| Public and semi-public buildings, structures and uses | P | P |
| Relocated residential structures | P | X |
| Roadside stands for the sale of produce and agricultural products produced on the premises | P | P |
| Schools, private, parochial, vocational-technical, business, etc. | X | X |
| Uses not specified in this table | (Note 2) | (Note 2) |

Notes

Table 15.1

- (1) The performance standards applicable to the A1 and AG-RES districts shall apply to development approved as conservation subdivisions.
- (2) In cases where a use is proposed but is not listed in this table, the Director shall make an administrative determination as to whether or not the use is permitted in the zoning district or districts in question. The Director will compare the proposed use to substantially similar uses to determine if the proposed use will be considered a prohibited, permitted, or conditional use. In making such determinations, the Director shall consult the purpose and intent statements of the zoning district or districts in question, in addition to comparing the use in question to uses specifically listed in this table.
- (3) If a church or its customary accessory use(s) are adjacent to a residential use or residentially zoned property, an undisturbed buffer of at least fifty (50) feet wide shall be provided along the property lines adjacent to said use or zoning. All accessory uses shall be identified in the conditional use permit application and on the associated site plan. Accessory uses proposed to be added after the initial conditional use permit approval shall require a new conditional use permit.

TABLE 15.2
PERFORMANCE STANDARDS FOR AGRICULTURAL DISTRICTS

| Performance Standard | A1 | AG-RES |
|--|-----------------|----------------------|
| Minimum lot area for zoning to the district | No min. | No min. |
| Minimum lot size | 1 acre | 2 acre |
| Maximum gross density for dwellings | 1 unit per acre | 1 unit per two acres |
| Minimum lot width | 150 feet | 150 feet |
| Maximum height (number of stories) | 5 stories | 2 stories |
| Maximum height (feet) | 50 | 35 |
| Minimum front building setback/ front yard from dedicated right-of-way | 50 feet | 50 feet |
| Minimum side building setback/ side yard | 25 feet | 25 feet |
| Minimum rear building setback/ rear yard | 25 feet | 25 feet |
| Minimum buffer on side and rear (Note 1) | 25 feet | 25 feet |
| Minimum exterior setback(Major subdivisions only) | 50 feet | 50 feet |
| Minimum heated floor area per dwelling unit, square feet | 700 | 700 |

Notes:

- (1) This requirement only applies to commercial uses in these districts. The Director shall make the determination of a proposed use is considered commercial.