

3.4 Agricultural (A)

District Intent:

The "A", Agriculture zoning district is intended to provide locations for agricultural operations and related land uses. This district is further intended to reduce conflicts between residential and agricultural uses, preserve the viability of agricultural operations, and limit development in areas with minimal infrastructure. This district should be used to protect agricultural operations from land uses that are incompatible with the available infrastructure.



A. Permitted Primary Uses:

Use Matrix: The Use Matrix (p 3-3 through 3-7) provides detailed use lists for all zoning districts.

Agriculture Uses

- animal boarding/stables (excluding kennels)
- farm (confined feeding)
- farm (general)
- greenhouse (commercial)
- winery

Residential Uses

- dwelling, single-family (includes manuf. home types I & II)

Communications/Utilities Uses

- public wellfield/water treatment facility
- telecommunications facility/tower
- water tower

Institutional/Public Uses

- animal shelter
- church or other place of worship
- fairgrounds
- police, fire, or rescue station

Park Uses

- golf course and/or country club (including driving range)
- nature preserve/center
- park and/or playgrounds

Commercial Uses

- kennel

Industrial Uses

- agricultural products terminal
- mineral extraction and processing



B. Special Exception Primary Uses:

Use Matrix: The Use Matrix (p 3-3 through 3-7) provides detailed use lists for all zoning districts.

Agriculture Uses

- agricultural product sales, distribution, & storage facility
- farm equipment sales and service
- farmer's market (for sale of products grown off-site)
- livestock auction/sales facility

Residential Uses

- bed and breakfast facility
- boarding house

Institutional/Public Uses

- airport
- cemetery
- government facility (non-office)
- heliport
- penal or correctional institution

Park Uses

- campground/RV park

Commercial Uses

- health spa
- recreational uses (large scale)
- retreat center

Industrial Uses

- power generation facility (commercial)



C. Lot Standards

Minimum Lot Area

- 2 acres (87,120 square feet)

Maximum Lot Area

- not applicable

Minimum Lot Width

(measured at front setback/build-to line)

- 200 feet

Maximum Lot Depth

- not applicable

Maximum Lot Coverage

(including all hard surfaces)

- not applicable

Min. Front Yard Primary Struct. Setback

(measured from street right-of-way)

- 50 feet when adjacent to an Arterial Street
- 50 feet when adjacent to a Collector Street
- 50 feet when adjacent to a Local Street

Min. Side Yard Primary Struct. Setback

(measured from adjacent property line)

- 50 feet

Min. Rear Yard Primary Struct. Setback

(measured from rear property line)

- 50 feet

Minimum Living Area per Dwelling (for primary structures)

- 1,000 square feet

Minimum Ground Floor Living Area (for primary structures)

- 60%

Maximum Primary Structures per Lot

- 1 dwelling (with unlimited agricultural structures)

Maximum Height

(for primary structures)

- 50 feet
- See Chapter 7.14, for telecommunications facility height requirements

Title

Art./Page

Overlay Districts Art. 5

Development Standards ... Art. 7

7.2 Height 7-3

7.3 Acc. Use & Struct. 7-5

7.4 Temp. Use & Struct.

Part 1 7-11

7.7 Home Occupation 7-20

7.8 Mobile / Manuf. Home

Part 1 7-22

7.9 Environmental 7-25

7.10 Parking

Part 1 7-29

Part 2 7-32

7.12 Entrance / Drive 7-42

7.13 Sight Visibility 7-47

7.14 Telecommunications 7-48

7.15 Fence, Hedge, & Wall

Part 1 7-54

Part 2 7-55

7.17 Buffering & Screening

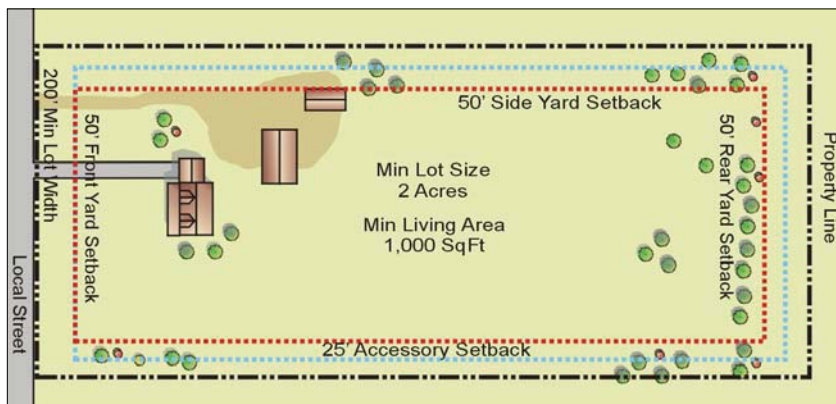
Part 1 7-64

7.18 Exterior Lighting 7-68

Sign Standards Art. 8

8.1 General 8-2

8.2 Residential 8-8



Illustrative Layout (Does not reflect all requirements contained within this Ordinance).