

ARTICLE IV Agriculture District (A-1)

Article 4: Agriculture District

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Section 4.1. INTENT.

The intent of the Agricultural District is one of agricultural uses designed to permit the continuation of agricultural uses. The Agricultural District should preserve land best suited for agriculture from encroachment of incompatible uses and to preserve land suited to eventual development in other uses pending proper timing for economical and practical provisions of streets, utilities and other community facilities to ensure the orderly conversion of these lands to nonagricultural use.

Section 4.2. PRINCIPAL PERMITTED USES.

Within the (A-1) Agricultural District, unless otherwise provided, a building or premises shall be used for only the following purposes.

Agriculture/Conservation Uses	Civic Uses	Commercial Uses
Agriculture Animal Husbandry <i>(limited to no more than 1 animal per 2 acres is permitted)</i> Agricultural Storage Buildings Conservation Areas Crop production Critical Area Farm Farm Dwelling, Principal Farm Dwelling, Support Housing Floodplain Horticulture Undeveloped or Unimproved Land Wetland Wildlife Management Area Water Control/Irrigation/Retention	Cemetery Local Utility Services Government/Public Services <i>(Any addition of impervious surfaces must be mitigated using LID techniques)</i> Religious Assembly Park and Recreation Services	Communication Services

Section 4.3. CONDITIONAL USES.

The following uses and structures are allowed subject to specific conditions and requirements as approved by the Board of Adjustment intended to make them compatible with and acceptable to adjacent uses.

Agriculture/Conservation Uses	Residential Uses	Civic Uses
Stables (Public or Riding) Stables (Riding Club) Winery	Relocated Residential <i>When it is the owner or renter of a farm or associated with agricultural purposes.</i>	Aviation Facilities Major Utility Facilities
Commercial Uses		Industrial Uses
Kennel, Commercial Nursery (<i>provided that no permanent dwelling units shall be erected thereon unless the tract contains ten or more acres</i>)		Resource Extraction

Section 4.4. PERMITTED ACCESSORY USES.

Permitted accessory uses shall not be the principal structure on any lot, and accessory uses are to remain incidental and secondary in size, use, and nature to the principal permitted use. The following accessory uses and structures shall be permitted.

1. Essential services
2. Private garage or carport
3. Private parking lots
4. Radio, television, satellite dish, and other similar receiving antennas (*for personal use*)
5. Personal utility sheds, garden buildings or greenhouses not used for commercial purposes
6. Roadside stands for the sale of agricultural products or other products produced on the premises
7. Kennel, private
8. Home occupations
9. Temporary buildings for uses incidental to construction, in which buildings shall be removed upon completion or abandonment of construction, and in compliance with Section 11.16.
10. Accessory buildings and uses customarily incidental and subordinate to the above permitted and conditional uses, and in accordance with Section 11.12.

Section 4.5. BULK REGULATIONS.

The following minimum requirements shall be provided for light and open space around permitted and conditional uses and structures in the (A-1) Agricultural District, subject to the Supplemental District Regulations.

Minimum Lot Area -	10 acres
Minimum Lot Width -	200 feet
Required Front Yard -	50 feet - minimum setback
Required Side Yard -	50 feet - minimum setback
Street Side Yard (Corner Lot) -	50 feet - minimum setback
Required Rear Yard -	50 feet - minimum setback
Height -	35 feet maximum height for dwellings and non-agricultural buildings and structures. No limitation for agricultural buildings provided that no structure shall be permitted to extend into approach zones, clear zones or other restricted air space required for the protection of any public airport.
Residential Density -	No more than one (1) principal dwelling per lot, and no more than one (1) support housing per lot.

No minimum requirements for local utility facilities and essential services, except that buildings other above ground structures or devices constructed in support of utilities or essential services must comply with minimum yard setback requirements.

Section 4.6. OFF-STREET PARKING.

Off-street parking and loading requirements shall be required for activities in the (A-1) Agricultural District in accordance with the provisions of Article XII of this ordinance.

Section 4.7. SIGN REGULATIONS.

Sign regulations shall be required for activities in the (A-1) Agricultural District in accordance with the provisions of Article XIII of the ordinance.

Section 4.8. ZONING PERMIT REQUIRED.

Zoning permits shall be required in accordance with the provisions of Section 15.4 of this ordinance.