

3-6 AGRICULTURAL ZONE (A-1)

A. INTENT

The intent of this Zone is to preserve agricultural land, protect agricultural operations and allow for very low density development. This Zone allows for agricultural related commercial activities, with the issuance of a Conditional Use Permit, and establishes a 100-foot yard setback for the perimeter of the Zone. Additionally, a 100-foot building setback line is established for any adjoining subdivisions that are platted after the Agriculture Zone is established; thus, creating a 200-foot buffer area of open space to be preserved.

Map Amendments proposed for the Agricultural Zone, shall contain a tract of land or multiple contiguous tracts of land with a minimum of twenty-five (25) acres. This Zone is voluntarily applied for by the applicant and must be reviewed and approved as outline in Section 4, Pg. 59 – Zoning Map Amendment Procedures.

B. USES FOR THE ZONE

The Permitted, Accessory and Conditional Uses for lots and structures are set forth in the Land Use Table (Table 1, Pg. 56).

C. DIMENSION AND AREA REGULATIONS

The following regulations on the dimensions and area for lots and yards are set forth as follows:

1. Minimum Lot Size;
 - 25.0 acres
 - Open Space Subdivision Design (Special Provisions, Pg. 146);
2. Minimum Lot Frontage - 300';
3. Minimum Width to Length Ratio – 1:3 until 300' of frontage;
4. Minimum Front Yard Setback - 70';
5. Minimum Side Yard Setback - 100'; 10' if adjoining A-1
6. Minimum Rear Yard Setback - 100'; 15' if adjoining A-1

ADDITIONAL STANDARDS THAT MAY APPLY

Site Plan Requirements, Pg. 85

Signage Standards, Pg. 97

Building and Electric Permits, Pg. 117

Special Provisions, Pg. 143

- AGRICULTURAL ZONES ADJACENT TO RESIDENTIAL ZONES, Pg. 144
- LAND USED FOR AGRICULTURAL PURPOSES, Pg. 144
- MANUFACTURED HOME USED AS TEMPORARY DWELLING, Pg. 145