

SECTION 11 – AGR AGRICULTURAL RESIDENTIAL DISTRICT (5 acres)

This district is intended to provide a transition from land used for agriculture to a low-density residential use with a limited infringement of other uses.

11.1 PRINCIPAL PERMITTED USES

The following principal uses are permitted in the Agricultural Residential District:

- 11.1.1 Agricultural, horticultural, viticulture, aquaculture, ranching and the usual agricultural buildings and structures associated with such uses.
- 11.1.2 Public utility main transmission lines or pipelines including substations, distribution centers, regulator stations, pumping stations, storage, equipment buildings towers, or similar public service uses.
- 11.1.3 Publicly-owned and operated buildings and facilities such as community centers, auditoriums, libraries, and museums.
- 11.1.4 Public parks and recreation areas, playgrounds, forests and conservation areas, including commercial uses and campgrounds under franchise of the County or State government agencies.
- 11.1.5 Private recreation areas and facilities, including lakes, ponds, country clubs, golf courses, and swimming pools.
- 11.1.6 Religious facilities, including residences for religious leaders and teachers.
- 11.1.7 Roadside stands offering for sale agricultural products produced on the premises.
- 11.1.8 Single family dwellings.

11.2 PERMITTED SPECIAL USES

The following special uses are permitted in the Agricultural Residential District with the issuance of a special use permit:

- 11.2.1 Cemeteries, provided mausoleums, columbariums, cinerariums, crematories, and other similar structures shall be located at least 500 feet from all property lines.
- 11.2.2 Commercial recreational areas and camping areas including fishing lakes, gun clubs, rifle ranges, trap shoots, and similar uses.
- 11.2.3 Hospitals, nursing homes, and charitable institutions.
- 11.2.4 Private and commercial kennels and facilities for raising, breeding, and boarding of dogs and other small animals, provided all buildings and facilities are at least 100 feet from any property line and 300 feet from any residential zoning districts.
- 11.2.5 Private schools, colleges, and universities.
- 11.2.6 Radio, television, and communication towers and transmitters.
- 11.2.7 Sanitary sewage treatment facilities.
- 11.2.8 In-Home Child Care Facility
- 11.2.9 Wind Energy Generation Systems
- 11.2.10 Home Occupations I (Major).

11.3 ACCESSORY USES

The following accessory uses are permitted in the Agricultural Residential District:

11.3.1 Buildings and uses customarily incidental to the permitted uses.

11.3.2 Home Occupations II (Minor).

11.3.3 Private barns for not more than one animal unit for the first acre of land and one additional animal unit for every two additional acres of land.

11.4 HEIGHT AND LOT REQUIREMENTS

11.4.1 The height and minimum lot requirements shall be as follows, except as provided in Section 34:

	Lot Area	Lot Width	Front	Side Yard	Rear	Maximum Height
Dwelling	5 acres	200'	70'	25'	50'	35'
Other Permitted Use	5 acres	200'	100'	25'	50'	65'
Accessory Buildings	-----	-----	70'	15'	15'	35'