

SECTION 9 – AG - AGRICULTURAL FARMING DISTRICT (20 acres)

The intent and purpose of this district is for the conservation and preservation of the agriculture areas of the County and to retain its economic asset to the County.

9.1 PRINCIPAL PERMITTED USES

The following principal uses are permitted in the Agricultural District:

- 9.1.1 Agricultural, horticultural, viticulture, aquaculture, ranching and the usual agricultural buildings and structures associated with such uses.
- 9.1.2 Farm dwellings for the owners and their families, tenants, and employees.
- 9.1.3 Feeding and raising of livestock where a portion of the feed is raised and the feeding and raising is in the normal operation of an agricultural use.
- 9.1.4 Public utility main transmission lines or pipelines including substations, distribution centers, regulator stations, pumping stations storage, equipment buildings, towers, or similar public service uses.
- 9.1.5 Public parks and recreation areas, playgrounds, forests and conservation areas. Private recreation areas and facilities, including lakes and ponds.
- 9.1.6 Personal use of Recreational Vehicles.
- 9.1.7 Religious facilities, including residences for religious leaders and teachers.
- 9.1.8 Roadside stands offering for sale agricultural products produced on the premises.
- 9.1.9 Single Family Dwellings

9.2 PERMITTED SPECIAL USES

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

- 9.2.1 Automobile wrecking and junk yards provided the yards are at least 500 feet from a State or U.S. designated highway and screened by a wall at least 50 percent solid or uniformly painted solid fence not less than 6 feet in height with deciduous evergreen trees and large shrubs to provide a landscape screen at least 10 feet high.
- 9.2.2 Commercial feed lots for cattle, swine, poultry facilities, mink, fox, chinchilla, or similar farms.
- 9.2.3 Commercial recreational areas and camping areas including fishing lakes, gun clubs, rifle ranges, trap shoots, and similar uses.
- 9.2.4 Commercial fertilizer trailer tank farms.
- 9.2.5 Construction and demolition waste disposal sites.
- 9.2.6 Country clubs, golf courses, tennis clubs, and swimming clubs.
- 9.2.7 Extraction and processing of rock, gravel or sand, clay, and dirt.
- 9.2.8 Mobile homes with intermittent occupancy for recreational use only.
- 9.2.9 Nursing homes, cemeteries, and charitable institutions.

- 9.2.10 Open and enclosed storage of recreational vehicle and trailers; when recreational vehicles are stored in the open, the recreational vehicles must be operable.
- 9.2.11 Other agricultural wastes disposal and storage sites.
- 9.2.12 Private and commercial kennels and facilities for raising, breeding, and boarding of dogs and other small domestic animals, provided all buildings and facilities are at least 100 feet from any property line and 300 feet from any residential zoning districts.
- 9.2.13 Private small non-commercial air landing fields or strips.
- 9.2.14 Private schools, colleges and universities.
- 9.2.15 Publicly-owned and operated buildings and facilities such as community centers, auditoriums, libraries, museums, and privately owned non-commercial museums and historic areas.
- 9.2.16 Radio, television, and communication towers and transmitters
- 9.2.17 Retail alcohol sales for on/off site consumption as an ancillary use to a Principal Permitted Use or an approved Special Permitted Use on the same property.
- 9.2.18 Sanitary sewage treatment facilities.
- 9.2.19 Sanitary landfills.
- 9.2.20 Seasonal dwellings.
- 9.2.21 Sexually Oriented Businesses (please refer to Section 45)
- 9.2.22 Sludge disposal and storage sites.
- 9.2.23 Special Event Centers such as community centers and social halls not exceeding 5000 square feet or 250-person capability.
- 9.2.24 In-home Child Care Facility
- 9.2.25 Wind Energy Generation Systems
- 9.2.26 Use of recreational vehicles in a commercial recreational or camping area
- 9.2.27 Home Occupations I (Major).

9.3 ACCESSORY USES

The following accessory buildings and uses are permitted in the Agricultural Farming District:

- 9.3.1 Buildings and uses customarily incidental to the permitted uses.
- 9.3.2 Home Occupations II (Minor).

9.4 HEIGHT AND LOT REQUIREMENTS

9.4.1 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	20 acres	500'	100'	50'	25'	35'
Other Permitted Uses	20 acres	500'	100'	50'	25'	65'
Accessory Buildings	-----	-----	100'	15'	15'	25'