

CHAPTER 5

Agricultural and Rural Residential Zoning Districts

Section 5.1 Description and Purpose

This chapter presents the regulations of two different Zoning Districts: “A-B” Agricultural/Agri-Business and “A-R” Agricultural/Rural-Residential. The intent of these districts is to conserve the rural character of the areas within these two zoning districts. In both districts, the primary intended uses are agricultural and rural residential. The difference between the two districts is in the balance between the agricultural and rural residential uses. The “A-B” zoning district is intended to have a lower density of residential development than the “A-R” zoning district.

- A. **Agricultural/Agri-Business (A-B):** Land is placed in this district based on the significant agricultural uses that remain and the quality of the land for agriculture. One of the primary purposes of this zone is to reduce the potential conflicts between agricultural and non-agricultural uses by limiting the density of residential uses that can occur here. The clustering of residential development is encouraged in order to minimize its conflict with agriculture.
- B. **Agricultural/Rural-Residential (A-R):** This district is intended primarily to address the need for single-family development in rural and relatively low density patterns. Residential development should be sparse in order to preserve open space and the rural character of the area. Clustered residential developments are encouraged in order to help achieve these goals. Agricultural uses are permitted in the district but are not necessarily encouraged.

Section 5.2 Table of Permitted Uses

The following abbreviations apply to the Table of Permitted Uses

- P: The use is permitted by right in the district
- SPU: The use is permitted only if the Planning Commission grants a Special Use Permit for it after finding for applicable standards in this chapter and Chapter 19.
- NP: The use is not permitted in the district.

Land Use	Zoning District		Additional Use Standards
	A-R	A-B	
Agricultural Uses			
Agriculture and Agricultural Buildings, with the exception of:	P	P	
Slaughtering and/or livestock operations that exceed any of the following animal confinement densities: <ol style="list-style-type: none"> 1. 5 or more large Farm animals per acre (including beef cattle, cows, horses, mule, buffalo, llamas, etc.). 2. 20 or more small Farm animals per acre (including goats, sheep, pigs, etc.). 3. 500 or more poultry (hens, etc.) or small field mammals (rabbits, etc.) per acre. 	SPU	P	See Section 19.9 (A)
Agricultural Rural Enterprise	SPU	P	In the A-B district, rural enterprises must meet the standards in Section 19.19 (B) "Agricultural Rural Enterprise." Staff will review the application for compliance.
Agricultural Service Business	SPU	P	Site Plan Review approval is required per Chapter 25 "Site Plan Review."
Farm Markets	P	P	
Roadside Stands	P	P	
Residential Uses			
Single Family Dwellings	P	P	The number of new dwellings permitted in the A-B district is limited by Section 5.3.
Farm Accessory Dwelling	NP	P	Staff will review the application for compliance, per Section 5.5.
Rural Open Space Community Developments	P	P	See Chapter 22

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Land Use	Zoning District		Additional Use Standards
	A-R	A-B	
Institutional			
Place of Religious Worship	SPU	SPU	See Section 19.9 (G)
Schools	SPU	SPU	
Nonprofit Organization	SPU	SPU	See Section 19.8
Other Uses			
Home Occupations	P	P	See Section 20.7
Bed and Breakfast Establishments	SPU	SPU	See Section 19.9 (E)
Private Cemetery of Burial Ground	SPU	SPU	See Section 19.9 (F)
Kennels	SPU	SPU	See Section 19.9 (J)
Landscaping Business	SPU	SPU	See Section 19.9 (K)
Outdoor Recreational Facilities	SPU	SPU	Specifically includes athletic grounds, nature preserves, golf courses, riding stables, parks, and playgrounds. See Section 19.9 (L)
Recreational Vehicle Storage Business	SPU	SPU	See Section 19.9 (M)
Residential Child, Adult Day, and Foster Care Facilities	See Section 20.11		

Section 5.3 Permitted Land Divisions / Lot Splits / Dwellings in the "A-B" Agricultural / Agri-Business Zoning District

- A. The maximum number of lots that may be created or split from a lot of record (which existed as of March 23, 2006) for new dwelling units shall be based on the gross area of the lot of record (as it existed as of March 23, 2006) which is to be divided, as listed on the following table:

**Permitted Lot Split Table
"Sliding Scale"**

Size of Lot of Record	Number of Buildable Lots Allowed
0-9.9 acres	3
10-29.9	4
30-49.9	5
50-69.9	6
70-89.9	7
90-99.9	8
Over 100 acres	8 lots plus one additional lot for each additional 20 acres over 100 acres

- B. The parcel or lot that is left (if any) after the permitted number of lot(s) for new dwellings are created is not a buildable lot and a building permit for a new dwelling shall not be issued for this remaining parcel unless that property is rezoned to another zoning district that would allow additional dwellings. For example, if the lot of record contains 30 acres and 5 lots for new dwellings are created, the parcel left over would be unbuildable and a building permit would not be issued for such parcel.
- C. The maximum number of total residential dwellings that may be built or maintained involving lots created from a lot of record (which existed as of March 23, 2006) shall be based on the gross area of the lot of record (as it existed as of March 23, 2006) which is to be divided, as listed in the following table:

**Permitted Number of Dwellings
"Sliding Scale"**

Size of Lot of Record	Number of Buildable Lots Allowed
0-9.9 acres	3
10-29.9	4
30-49.9	5
50-69.9	6
70-89.9	7
90-99.9	8
Over 100 acres	8 lots plus one additional lot for each additional 20 acres over 100 acres

- D. The allowed number of lots to be created and dwellings which may be built as specified in the two tables above in this Section 5.3 are based on an original lot of record as such lots of record existed as of March 23, 2006.

Section 5.4 Development Standards

The following table lists the development standards for the A-R and A-B zoning districts:

Development Standard	Zoning District	
	A-R	A-B
Residential Primary Dwellings		
Minimum Lot Area	80,000 square feet	40,000 square feet
Minimum Lot Width	200 feet	200 feet
Front Yard Setback	60 feet	60 feet
Side Yard Setback	General	20 feet
	Street Side	60 feet
Rear Yard Setback	General	100 feet
Maximum Building Height	35 feet or 2.5 stories, whichever is less	
Minimum Floor Area	<ul style="list-style-type: none"> • One story with full basement: 1080 square feet on first floor. • Two story with full basement: 650 square feet on the first floor above grade and 1200 square feet total above grade. • All other units (including bi-level and tri-levels): 1200 square feet total living area (includes basement). 	
Residential Accessory Buildings		
Total Building Area	Under 200 Square feet	200 Square feet or larger
Front Yard	60 feet with Type I Buffer in front	60 feet with Type I Buffer in front
Rear Yard	0 feet	3 feet
Side Yard	3 feet	20 feet
Maximum Area	3 % of the total lot area or 2,400 square feet, whichever is less. <i>A Special Use Permit may be available for structures above 2,400 square feet; See Section 20.2</i>	
Maximum Height	20 feet, as measured in Section 2.3 (D)	
Agricultural Buildings		
Front Yard Setback	60 feet	
Side Yard Setback	60 feet	
Rear Yard Setback	General	40 feet
	Corner	60 feet
Maximum Building Height	None	
Other Requirements	Agricultural Buildings shall be considered and regulated as Accessory Buildings unless such a Building is owned, operated and maintained by the owner of the Farm upon which it is located; and used for purposes essential to the operation of the Farm upon which it is located.	

Farm Markets		
Front Yard Setback		40 feet
Side Yard Setback	General	20 feet
Rear Yard Setback	General	40 feet
Other Requirements	An on-site parking area is required. The number of required spaces shall be based on the requirements of Chapter 15 "Parking and Loading" for similar businesses. Such spaces are not required to be paved or improved as specified elsewhere in this Zoning Ordinance.	
Roadside Stands		
Front Yard Setback		20 feet
Side Yard Setback		20 feet
Other Requirements	<ul style="list-style-type: none"> • Must be accessory to a farm on the same lot. • Roadside stands must have an off-street parking area and adequate ingress and egress with an area to turn around. • One parking space is required per 200 square feet of sales area. No parking is allowed within the front yard setback. The parking area is not required to be paved. • Sales are limited to Agricultural and Rural products. 	

Section 5.5 Farm Accessory Dwellings

In the "A-B" Agricultural/Agri-Business zoning district only, not more than one (1) Farm Accessory Dwelling may be permitted if and only if the following conditions are met and maintained:

- A. There shall be a Single Family Dwelling located upon the farm.
- B. The Farm Accessory Dwelling shall be used for residential purposes only by those persons whose primary income is derived from the operation of the farm either as a member of the family occupying the Single Family Dwelling or as a full-time employee thereof.
- C. The Farm Accessory Dwelling shall be governed by the same setback and yard requirements as are stipulated by this Ordinance for Single Family Dwellings in the "A-B" Agricultural/Agri-Business zoning district.
- D. The Farm Accessory Dwelling shall have not less than 660 square feet of floor area.
- E. The Farm Accessory Dwelling shall meet all applicable Building Codes.