

County Zoning	AG1
----------------------	------------

Agricultural/Rural Low Density

Minimum Lot Area

w/ Private Sewer & Water:	65,340 sq. ft.
w/ Public Sewer or Water:	N/A sq. ft.
w/ Public Sewer & Water:	N/A sq. ft.

Minimum Street Frontage

w/ Private Sewer & Water:	150 ft.
w/ Public Sewer or Water:	N/A sq. ft.
w/ Public Sewer & Water:	N/A sq. ft.

Maximum Width/Depth ratio:	1 to 5
-----------------------------------	--------

Setback Requirements

Front Yard:	30 ft.
Side Yard:	20 ft.
Rear Yard:	25 ft.

Accessory Buildings

Side yard at Front Building Line	20 (2) ft.
Side yard at Rear Building Line	10 ft.
Rear Yard:	10 ft.

Allowable Coverage and Height

Main Building:	15 %
Maximum Lot Coverage:	30 %
Accessory Building Coverage:	N/A %
Maximum Building Height:	45 ft.
Max Accessory Bldg. Height:	45 ft.

Notes: ()

- (1) Where the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 25 feet from any side property line
- (2) Where the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 20 feet from any side property line
- (3) Accessory buildings must be located behind the front building line
- (4) Accessory structures may have a maximum height of 25 feet if they comply with the setback requirements for principal structures
- (5) Principal structures : when adjoining property is zoned R-1 or R-2, 45 feet, including rooftop mechanical equipment. Maximum height may be increased provided each required side and rear yard adjoining R-1 or R-2 districts is increased 2 feet for each foot of additional foot in height over 45 feet. In all locations height is unlimited unless otherwise restricted by this ordinance
- (6) or 20 feet if the parking is located behind the front building line
- (7) Must be 10 feet on any one side, with a combined total on both sides of at least 25 feet
- (8) Actual height of principal structure
- (9) All structures: when adjoining property is zoned Residential, 45 feet, including rooftop mechanical equipment. Maximum height may be increased provided each required side and rear yard adjoining R-1 or R-2 districts is increased 2 feet for each foot of additional foot in height over 45 feet. In all locations height is unlimited unless otherwise restricted by this ordinance

SEC. 30-33. AG-1 AGRICULTURAL/RURAL LOW DENSITY DISTRICT.

Sec. 30-33-2. Permitted Uses.

(A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Agricultural and Forestry Uses*

- Agriculture
- Farm Employee Housing *
- Forestry Operations *
- Stable, Commercial *
- Stable, Private *
- Wayside Stand *

2. *Residential Uses*

- Accessory Apartment *
- Home Beauty/Barber Salon *
- Home Occupation, Type II *
- Manufactured Home *
- Manufactured Home, Accessory *
- Manufactured Home, Emergency *
- Multiple Dog Permit *
- Residential Human Care Facility
- Single-Family Dwelling, Detached

3. *Civic Uses*

- Community Recreation *

Family Day Care Home *

Park and Ride Facility *

Public Parks and Recreational Areas *

Religious Assembly *

Safety Services *

Utility Services, Minor

4. *Commercial Uses*

Bed and Breakfast *

Veterinary Hospital/Clinic

5. *Miscellaneous Uses*

Amateur Radio Tower *

Wind Energy System, Small*

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Agricultural and Forestry Uses*

Commercial Feedlots *

2. *Residential Uses*

Alternative Discharging Sewage Systems *

3. *Civic Uses*

Camps *

Cemetery *

Day Care Center *

Utility Services, Major *

4. *Commercial Uses*
 - Agricultural Services *
 - Antique Shops *
 - Campgrounds *
 - Golf Course *
 - Kennel, Commercial *
 - Studio, Fine Arts
5. *Industrial Uses*
 - Composting *
 - Custom Manufacturing *
 - Landfill, Construction Debris *
 - Landfill, Sanitary *
 - Resource Extraction *
6. *Miscellaneous Uses*
 - Aviation Facilities, Private *
 - Broadcasting Tower *
 - Outdoor Gatherings *
 - Shooting Range, Outdoor *
 - Wind Energy System, Large*
 - Wind Energy System, Utility*