

County Zoning	AG3
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Agricultural/Rural Preserve

Minimum Lot Area

w/ Private Sewer & Water:	130,680 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:	200 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
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Setback Requirements

Front Yard:	50 ft.
Side Yard:	25 ft.
Rear Yard:	35 ft.

Accessory Buildings

Side yard at Front Building Line	25 (1) ft.
Side yard at Rear Building Line	10 ft.
Rear Yard:	10 ft.

Allowable Coverage and Height

Main Building:	5 %
Maximum Lot Coverage:	20 %
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. 30-32. AG-3 AGRICULTURAL/RURAL PRESERVE DISTRICT.

Sec. 30-32-2. 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 *

Safety Services *

Utility Services, Minor

4. *Commercial Uses*

Agricultural Services *

Bed and Breakfast *

Kennel, Commercial *

Veterinary Hospital/Clinic

5. *Industrial Uses*

Custom Manufacturing *

6. *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 *

Correctional Facilities

Day Care Center *

Religious Assembly *

Utility Services, Major *

4. *Commercial Uses*

Antique Shops *

Campgrounds *

Golf Course *

Studio, Fine Arts

5. *Industrial Uses*

Composting *

Landfill, Construction Debris *

Landfill, Rubble *

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*