

DIVISION 5. AGRICULTURAL, LIMITED, DISTRICT A-1

Sec. 66-296. Statement of intent.

The A-1 limited agricultural district covers the portions of the county which are occupied by various open uses, such as forests, parks, farms, lakes or mountains. The A-1 limited agricultural district is established for the specific purpose of facilitating existing and future farming operations, conservation of water and other natural resources, reducing soil erosion, protecting watersheds, and reducing hazards from flood and fire. Uses not consistent with the existing character of the A-1 limited agricultural district are not permitted.

(Code 1997, § 66-331)

Sec. 66-297. Permitted uses and accessory uses and structures.

- (a) *Permitted uses.* In the A-1 district, structures to be erected or land to be used shall be for one or more of the following permitted uses:
- (1) Agriculture, general farming, dairying, greenhouses and forestry.
 - (2) Cemeteries.
 - (3) Ecotourism, minor.
 - (4) Home occupations.
 - (5) Lodges, private clubs, and golf clubs.
 - (6) Lumber and building supply (with storage under cover).
 - (7) Manufactured homes, provided that no manufactured home shall be used for business purposes in the A-1 district except for home occupations as defined by this chapter and subject to the provisions of article XI, division 2 of this chapter.
 - (8) Parks and playgrounds, preserves and conservation areas.
 - (9) Schools and churches.
 - (10) Single-family and two-family dwellings.
 - (11) Small boat docks (with repairs) and yacht clubs.
 - (12) Utilities and public services as follows:
 - a. Poles, overhead and underground lines, distribution transformers, meters, street lighting and related appurtenances necessary for the transmission and distribution of electric and telecommunication services, electrical power substations, electrical power transmission towers, telecommunication switching facilities and telecommunication towers and antennas.
 - b. Underground pipes and lines, manholes, pumping and booster stations, meters and related appurtenances necessary for the transmission and distribution of potable water, wastewater collection, and natural gas transmission and distribution.

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- c. Solid waste disposal convenience station operated by the county after a public hearing shall have been held by the board of supervisors.
 - (13) Veterinarian clinics and related services.
 - (b) *Accessory uses and structures.* No accessory structure may be closer than five feet to any property line. The following accessory uses and structures are permitted in the A-1 district:
 - (1) Business signs, only to advertise the sale or rent of the premises upon which erected.
 - (2) Church bulletin boards and identification signs.
 - (3) Directional signs.
 - (4) Garages. However, garages or other accessory structures such as carports, porches and stoops attached to the main building shall be considered part of the main building.
 - (5) Home occupation signs.
 - (6) Off-street parking as required in this chapter.

(Code 1997, § 66-332; Ord. No. 98-7, § 1(66-332), 7-27-1998; Ord. No. 99-4, § 1(66-332), 6-8-1999; Ord. No. 2000-01, § 1(66-332), 4-11-2000; Ord. No. 2015-003, § 4, 5-12-2015)

Sec. 66-298. Special exception uses.

In the A-1 district, the following uses or structures may be permitted only if approved for the issuance of a special exception as provided in this chapter:

- (1) Day care centers, rest homes and group homes.
- (2) Ecotourism, major.
- (3) Fire department offices and facilities, emergency medical rescue squad offices and facilities, law enforcement offices and facilities and other governmental offices and facilities.
- (4) Gas wells.
- (5) General stores.
- (6) Land application of human waste sludge or industrial sludge pursuant to chapter 30, article VI.
- (7) Off-site uses related to airport safety as defined in section 66-610.
- (8) Pawnbroker, precious metals dealer.
- (9) Permanent manufactured home parks subject to the provisions of sections 66-969 through 66-989. No home occupations as defined by this chapter shall be conducted from a manufactured home located in a permanent manufactured home park except for the business office of the operator of the park.
- (10) Private landing strip.
- (11) Recreation, commercial.
- (12) Sawmills, planing mills, agriculturally related businesses, small businesses in general, and light industry which are not objectionable because of dust, noise or odors.
- (13) Taxi stands.
- (14) Trash disposal convenience site.
- (15) Water and wastewater treatment plants.

(Code 1997, § 66-332; Ord. No. 98-7, § 1(66-332), 7-27-1998; Ord. No. 99-4, § 1(66-332), 6-8-1999; Ord. No. 2000-01, § 1(66-332), 4-11-2000; Ord. No. 2014-008, § 3, 9-9-2014; Ord. No. 2015-003, §§ 5, 6, 5-12-2015; Ord. No. 2018-001, § 3, 2-13-2018; Ord. No. 2018-004, § 3, 4-10-2018)

Sec. 66-299. Area regulations.

The minimum lot area for each permitted use in the A-1 district shall be two acres; one acre, where public water is available.

(Code 1997, § 66-333)

Sec. 66-300. Setback regulations.

Structures in the A-1 district shall be 35 feet or more from any street right-of-way that is 50 feet or greater in width or 60 feet or more from the centerline of any street right-of-way less than 50 feet in width, except that signs advertising the sale or rent of premises may be erected up to the property line. This shall be known as the "setback line."

(Code 1997, § 66-334)

Sec. 66-301. Frontage regulations.

The minimum frontage for permitted uses in the A-1 district shall be 150 feet at the setback line.

(Code 1997, § 66-335)

Sec. 66-302. Yard regulations.

- (a) *Side.* The minimum side yard for each main structure in the A-1 district shall be 15 feet, and the total width of the two required side yards shall be 50 feet.
- (b) *Rear.* Each main structure in the A-1 district shall have a rear yard of 35 feet or more.

(Code 1997, § 66-336)

Sec. 66-303. Special provisions for corner lots.

- (a) Of the two sides of a corner lot in the A-1 district, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (b) The minimum side yard on the side facing the side street in the A-1 district shall be 35 feet for both main and accessory buildings.

(Code 1997, § 66-337)

Secs. 66-304—66-320. Reserved.