

Section 3-1. - Agricultural District (A).

The intent of the Agricultural District is to facilitate existing and future forest or agricultural operations in areas where population density is low due to location, terrain, and lack of existing or proposed public water and sewer services, and where agriculture is the predominant land use. Due to these constraints, land development potential is limited, except for very low density residential uses (single-family) and certain small and farm-related commercial uses. A limited number of more intensive uses are permitted by special use permit. The intent of the district is to preserve and protect existing agricultural land resources.

3-1.1 Uses Permitted by Right in the A District. Uses permitted by right in the Agricultural District shall be established in compliance with this article, Article IV, supplementary regulations, and other applicable Smyth County Ordinances. Uses permitted by right are limited to one or more of the following uses:

- (a) Agriculture.
- (b) Single-family dwelling.
- (c) Manufactured home.
- (d) Accessory dwelling.
- (e) Home occupation.
- (f) Recreational dwelling.
- (g) Temporary forestry operations, including necessary temporary uses or buildings such as temporary sawmill, but not stationary sawmill.
- (h) Public and semi-public uses including:
 - (1) Cemetery.
 - (2) Church.
 - (3) Community center.
 - (4) Fire department and rescue squad establishments.
 - (5) Park, playground, or ball field.
 - (6) Public school.
 - (7) Recreational trail, including hiking, riding, or bicycling.
- (i) Public utility facilities, including water and sewer lines, tanks, pump stations; electric, telephone and cable television facilities, but excluding communications towers and electric generating or booster facilities.
- (j) General country store or convenience store.
- (k) Personal service business.
- (l) Professional office.
- (m) Lodge or country inn.
- (n) Bed and breakfast establishment.
- (o) Animal clinic.
- (p) Antique and/or craft shop.
- (q) Vineyard and/or winery.
- (r) Hunting club.
- (s) Commercial greenhouse or nurseries.

- (t) Group homes.

3-1.2. Uses Permitted with Special Use Permit in the A District. Special uses in the Agricultural District may be permitted following a public hearing and approval as set forth in Article VI. Special uses are limited to one or more of the following uses:

- (a) Restaurant.
- (b) Retail store and shop, other than antique or craft shop.
- (c) Agricultural equipment sales and service.
- (d) Kennel.
- (e) Fruit and vegetable packing plant.
- (f) Commercial stables.
- (g) Campground or recreational vehicle park.
- (h) Communication tower.
- (i) Electric generating or booster facilities.
- (j) Roadside market.
- (k) Mining, quarrying, and mineral extraction.
- (l) Solid waste/recycling convenience station, excluding landfills and transfer stations.
- (m) Recreation facilities, including, game room, summer camp, fairgrounds, and other similar uses.
- (n) Service business.
- (o) Emergency communication network (ECN) towers.
- (p) Commercial rodeo rings or arenas.
- (q) Accessory buildings above 150 square feet in size, without a main building.
- (r) Auction house.
- (s) Permanent forestry operations.
- (t) Group care facility.

3-1.3. Minimum Lot Sizes and Relationship to Subdivision Ordinance in the A District.

- (a) The minimum lot size in the Agricultural District shall be two acres, with the exception of lots on record as allowed in Section 4-3.1 of this Ordinance; and
- (b) A subdivision of land, as defined in Section 4.3.23 of the Smyth County Subdivision Ordinance, is not permitted in this district. Any division of less than four lots and/or one that meets the exceptions to the definition of subdivision in Section 4.3.23 of the Smyth County Subdivision Ordinance, is permitted.

3-1.4. Setback Requirements in the A District. No building or accessory structure is permitted to be located closer to property or lot lines than the following distances. For the purpose of this section in determining front lot setback distances along road or street frontages, no lot line will be considered to extend beyond the nearest edge of the road or street right-of-way. Setback distances are measured from the lot line to the nearest point of the building or structure excluding any unenclosed porch, stoop, deck, or patio.

- (a) *Front lot setback minimum distances for both principal and accessory buildings in the A District:*
 - (1) Thirty-five feet from nearest edge of the right-of-way of major highways, i.e. Highway 11, 16, 42, 81, and 91.
 - (2) Forty feet from the centerline of all other roads and streets. This includes corner lots fronting on the road or street.

(b) *Side lot setback minimum distances in the A District:*

(1) Fifteen feet for principal building, five feet for accessory building.

(2) Forty feet from the centerline of road or street for principal and accessory building when side lot is abutting to a road or street.

(c) *Rear lot setback minimum distance in the A District:* Fifteen feet for principal building, five feet for accessory building.

(Ord. of 10-12-2001)