

- A. Purpose. The purpose of the Agricultural Zone District is to protect lands for uses consistent with agricultural and ranching characteristics.
- B. Special Note. Tracts zoned within the Agricultural Zone District that were divided into lots of less than 160 acres, but more than 35 acres prior to August 2, 1983 (Resolution No. 155), or tracts less than 35 acres created prior to June 1, 1972, are recognized as non-conforming and legal lots within the Agricultural Zone District for which building permits may be issued for the uses permitted in this Section.

TABLE 5-301
Schedule of Uses – Agricultural Zone District

Use See Article IV for Definitions	SPECIAL REGULATIONS	USE AUTHORIZED AS:		
		Permitted	Conditional See Division 5, Article V	Temporary See Division 6 Article V
Agricultural & Ranching		X		
Accessory Uses:				
Employee Housing (2 Dwelling Units or Less)		X		
Employee Housing (3 Dwelling Units or More)			X	
Animal Sanctuary		X		
Aquaculture		X		
Bed & Breakfast			X	
Campground, Commercial	See Table Footnote 1		X	
Cemetery			X	
Church				
In-home Neighborhood Scale		X	X	
Community Waste Water System		X		
Construction Dwelling	See Section 5-705	X		
Conference & Retreat Facility			X	
County Facilities		X		
Craft Studio		X		
Crisis Center		X		
Day Care, Commercial			X	
Day Care, Home		X		
***Emergency Services Facility			X	
**Fraternal Organization			X	
Golf Course			X	
Group Home, Residential on 160 Acre or Larger			X	
Greenhouse		X		
Group Home, Special, on 160 Acre or Larger Lot			X	
Guest House		X		
Guest Ranch 160 acres or larger		X		
Guest Ranch less than 160 acres			X	
Kennel		X		
Landfill			X	

Use See Article IV for Definitions	SPECIAL REGULATIONS	USE AUTHORIZED AS:		
		Permitted	Conditional See Division 5, Article V	Temporary See Division 6 Article V
Private Air Strip, Helipad (FAA Sanctioned)		X		
Professional Office		X		
Racetrack, Animals		X		
Racetrack, Motorized Vehicles			X	
***Recycling Facility			X	
Religious Center			X	
Religious Institution			X	
Riding Arena				
Indoor		X		
Outdoor		X		
Single Family Dwelling Unit & *Accessory Structures (see definition) on 160 Acres or Larger Lot		X		
Accessory Uses		X		
Home Occupation, Minor			X	
Home Occupation, Major				
Shooting Range			X	
Stable				
Private			X	
Commercial			X	
Indoor			X	
Telecommunication Facility		Special Use Permit Required See Division 9 of Article V		
***Transfer Station			X	
***Utility Facility				
County		X		
*** Major			X	
Minor		X		
Veterinarian				
Small Animal		X		
Large Animal		X		

*An accessory structure, regardless of primary structure, is permitted on parcels thirty-five (35) acres or larger.

**TABLE 5-301a
New Lot Development Standards – Agricultural Zone District**

STANDARDS	Maximum	MINIMUM
Lot Area	N/A	160 Acres
Lot Width	N/A	N/A
Floor Area Per Unit – Principal Structure		
Residential	N/A	**600 Square Feet
Non-Residential	N/A	N/A
Building Height	50 Feet	
Telecommunication Facility (Freestanding) Height	80 Feet	
Setbacks – Principal & Accessory Structures		
Any Side From Any Watercourse		50 Feet
Any Side From Any Wetland		50 Feet
Front: Adjacent to State/Federal Highway		50 Feet
Front: Adjacent to All Other Roads		50 Feet
Side		50 Feet
Rear		50 Feet

** A dwelling shall have a minimum footprint at grade level of six hundred (600) square feet.