



Part II

Section 2

A- Agriculture



PART II, SECTION 2:

A-AGRICULTURE

A. INTENT

Allowing for areas including open space, forests, general farming, ranching and agriculturally related uses to continue the social and economic values of agricultural land. Uses shall have no detrimental effects on soil stability or ground water supplies and shall not change the runoff characteristics of said land.

B. USES PERMITTED BY RIGHT

1. Accessory uses and buildings.
2. Agriculture recreational uses.
3. Antennas – Antenna support structures used non-commercially for radio, television reception, amateur and citizens band radio. Cellular telephones and personal communications system uses. These antenna support structures shall be located on the property so that if the antenna or antenna support structures fall, it will be within the property boundaries. In any case, the height shall not exceed 75 feet.
4. Farming, ranching, forestry (tree) farming, gardening, greenhouses and plant nurseries and buildings pertaining thereto.
5. home occupation.
6. Household pets.
7. Horse breeding and boarding, not to exceed 10 animal units.
8. Microwave dishes without towers.
9. Open space, including playgrounds and parks.
10. Private kennels.
11. Single-family dwelling, excluding mobile homes. One second (2nd) residence for family occupancy or ranch hand / agriculture labor force shall be a use by right. All residences shall meet parcel setbacks. All residences must be at least 300 feet apart with no accessory buildings between them.
12. Temporary residences. Temporary Housing Permits, in conjunction with a valid building permits.



13. Utility Service Facilities.
14. Water treatment and storage facilities (private) for domestic use.
15. Electrical Wind Generators – Privately owned / non-commercial. Setbacks from property boundaries would be the height of the generator plus twenty five (25) feet or a minimum of one hundred (100) feet.

C. USES PERMITTED BY SPECIAL REVIEW

1. All other uses in Agriculture zoning districts shall be subject to approval by the Board of County Commissioners as a use permitted by special review, consistent with the procedure set forth in Part II, section 18.

D. MINIMUM AREA AND YARD SETBACK REQUIREMENTS

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| 1. | Minimum lot area | 35 Acres |
| 2. | Lot widths (minimum) | 500 feet |
| 3. | Front yard setback (minimum) from the centerline of the road easement. | 150 feet |
| 4. | Side yard setback (minimum) | 100 feet |
| 5. | Rear yard setback (minimum) | 100 feet |
| 6. | Building height (maximum) | 35 feet |
| 7. | Accessory Use or Building | |
| | a. Front yard setback (minimum) feet from the centerline of the road easement. | 150 feet |
| | b. Side and rear yard setback (minimum) | 50 feet |
| | c. Building height (maximum) | 35 feet |
| 8. | Corner lots must meet front yard setback requirements on each side the yard borders a public or private road, a vehicle right-of-way or a vehicle easement. | |

E. FENCES, HEDGES AND WALLS

1. Fences, hedges and walls shall be permitted in this zone and may be located in the yard setback (front, side and / or rear).



2. Fences, hedges and walls at intersections of streets, roads, highways and railroads shall not be constructed or placed so as to create an obstruction to vehicular sight distance as determined by County and State road specifications.