

**Sec. 6-3-32.5. AG-3 agricultural district.**

(a) **Purpose.** The purpose of this district is to provide for a full range of agricultural activities. The district also provides for spacious, low density, residential development for those who choose this environment and prevents untimely scattering of more dense urban uses which should be confined to areas served by adequate public services and utilities.

(b) **Permitted uses.**

- (1) Airport.
- (2) Agriculture including general farming, truck gardens, cultivation of field crops, orchards, groves, dairy farming or similar activities, and including structures for processing and sale of products raised on the premises; provided, the commercial slaughtering and processing of animals shall not be conducted on the premises. The keeping or raising for sale of animals, fish, birds, or poultry is not a permitted use, but rather is a conditional use and shall only be allowed if the conditions provided in subsection (f) are met. (Sec 6-3-117) **[See Ordinance 17-06; 5-31-2006]**
- (3) Cemetery.
- (4) Church.
- (5) Community center, public or non-profit.
- (6) Dairy.
- (7) Day care facilities, including family day care home, group day care home, day care center and child care center, as defined by this section. (Sec 6-3-120)
- (8) Dwelling, single-family detached.
- (9) Government office buildings, including parking lots for said buildings.
- (10) Greenhouse or plant nursery.
- (11) Home occupation.
- (12) Hospital, nursing home and educational, religious and eleemosynary institutions.
- (13) Marina.
- (14) Mining including the extraction, processing and removal of sand, gravel or stone. (Sec 6-3-117)
- (15) Manufactured or mobile home(s), provided such uses shall be occupied as permanent residences. No more than two mobile homes or one mobile home and one single-family detached dwelling shall be on a single tract of land. The minimum area requirement of one acre per dwelling shall be met prior to placement of the second dwelling. There shall be at any given point a minimum distance of 25 feet between structures and/or mobile homes and each dwelling shall be installed on site that meets the minimum one acre area requirement in this district. It shall be subject to supplemental development standards for manufactured home set-up, section 6-3-117. (Sec 6-3-117)
- (16) Outdoor recreation facility, public or privately operated, including swimming pool, tennis court and similar activities.



- (17) Railroad facilities.
- (18) Sanitary landfill. (Sec 6-3-117)
- (19) Schools and administrative buildings for such schools.
- (20) Utilities and utility structures.
- (21) Barber and/or beauty shop.
- (22) Accessory uses and structures customarily incidental to permitted uses.
- (23) Signs, in accord with subsection (d) of this section, sign regulations.

**(c) Conditional uses.**

- (1) Drugstore, bookstore, florist, newsstand, tack/feed, antique, convenience, craft and similar small scale retail establishments, but not including grocery store, hardware stores, video arcades or game room, provided:
  - a. Such uses shall be limited to 1200 square feet in gross floor space.
  - b. Such uses shall have direct access onto an arterial or collector street/road.
  - c. All driveway access points (curb cuts) must be a minimum 150 feet from existing or proposed cuts/intersections in a radial measurement from its centerline unless they are directly aligned with opposing curb cuts.
  - d. A convenience store must be situated on a minimum of two acres.
  - e. The hours of operation for such uses shall be limited to 7:00 a.m. to 11:00 p.m.
  - f. Approval shall not be given at sites where it is determined that proposed operation will have a detrimental impact upon existing traffic flow and/or patterns. Proposals to mitigate the impacts of traffic conditions may be reviewed and approved by the zoning administrator.
  - g. Maximum impervious surface (area covered by buildings or other nonporous surfaces such as asphalt or concrete) shall be no more than 21,780 square feet (one-half acre).
  - h. A lighting plan shall be required for review and approval by the zoning administrator. All area lighting shall be installed and maintained so as to comply with the performance standards contained in the supplemental development standards section of this chapter.
- (2) Veterinary office, animal hospital, boarding facility, clinic.
  - a. Must maintain a 100-foot buffer along all property lines that adjoin a residential use or zone for kennel runs and outdoor storage areas for animals.
- (3) Produce stand/shelter.
  - a. If housed in a building (temporary and/or permanent sales building) it shall not exceed 600 square feet in size; and
  - b. Temporary buildings must meet building code.

- c. The hours of operation shall be limited to daylight hours only.
- (4) Animal and livestock keeping.
  - a. Requires a minimum of five acres.
  - b. Must be fenced.
  - c. Electrified fences must be marked.
- (5) Riding stables, instruction, and boarding.
  - a. Requires a minimum of five acres.
  - b. A lighting plan shall be required for review and approval by the zoning administrator. All area lighting shall be installed and maintained so as to comply with the performance standards contained in the supplemental development standards section of this chapter.
- (6) Golf courses and driving ranges.
  - a. A lighting plan shall be required for review and approval by the zoning administrator. All area lighting shall be installed and maintained so as to comply with the performance standards contained in the supplemental development standards section of this chapter.
  - b. Buffer/screen shall be installed and maintained along perimeter of driving range to prevent damage from golf balls on adjacent property.
- (7) Automotive repair. (Sec 6-3-118)
  - a. Requires a minimum of two acres.
  - b. Maximum impervious surface shall not exceed 21,780 square feet.
  - c. No open storage of vehicles, parts, salvage items and junk/debris. All vehicles shall be stored behind a six foot wooden stockade fence screening view to the storage area from all adjacent properties and roads. (Operation of a junk/salvage yard is not a permissible activity in this district).
  - d. Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m.
  - e. All performance standards contained in the supplemental development standards shall be met.
  - f. Submission of a plan for collection and disposal of oil and other fluids shall be provided and approved by the zoning administrator.
  - g. Type C bufferyard shall be established and maintained for all properties where a residential dwelling is located within 500 feet of the common property line.
- (8) Deer processing facilities.
  - a. Minimum of two acres.
  - b. Submission of a plan for collection and disposal of animal by-products for approval by zoning administrator.

- c. Type C buffer shall be established and maintained on all properties abutting.

(9) Solid Waste Convenience Centers.

- a. Must receive site plan approval from staff;
- b. Site plan must include name, address and phone number of property being considered for solid waste convenience/recycling center;
- c. Must include tax map number;
- d. Must include hours of operation. Shall not operate after 8:00 p.m. or prior to 7:00a.m.
- e. Must show size and location of temporary and/or permanent buildings, structures or collection devices;
- f. Must maintain a 50' buffer along all property lines adjacent to a residential use or zone;
- g. Must show location and size (dimensions and square footage) of all signage;
- h. Encroachment permits must be approved by the appropriate agency.

(d) **Sign regulations.** The following types of signs, together with the conditions attached hereto, are permitted in the AG-3 district:

- (1) Permanent signs for which a permit is not required: Signs of duly constituted governmental bodies; name/address signs on mail boxes; street numbers; and private directional or warning signs, provided they do not exceed two square feet in area and are non-illuminated.
- (2) Temporary signs for which a permit is not required: Real estate and development signs; construction signs; for sale or lease signs; and notices of public events, provided such signs are non-illuminated, are securely anchored, are removed within one week after their reason for being has ceased to exist, and not exceed 12 square feet in area.
- (3) Permanent signs for which a permit is required: One business identification or general advertising sign per lot or per 1,000 feet of public right-of-way frontage; provided the sign:
  - a. Does not exceed 150 square feet in total area;
  - b. Is non-illuminated or indirectly illuminated; and
  - c. Is placed no closer than five feet from any property line.

(e) **Area regulations.**

- (1) For lots on an approved sewerage system:
  - a. Minimum area: 43,560 square feet (one acre).
  - b. Minimum width: 100 feet.
  - c. Minimum depth: 125 feet.
- (2) For lots on septic tanks: Minimum requirements of county health department, but not less than one acre.

**(f) Yard regulations.**

- (1) Minimum front yard: 40 feet.
- (2) Minimum side yard: 10 feet.
- (3) Minimum rear yard: 40 feet.

**(g) Height regulations.**

- (1) Maximum building height permitted: 35 feet.
- (2) Maximum height of sign permitted: 35 feet.

**(h) Offstreet parking and loading regulations.** See article H of this chapter.

**(i) Bufferyard provisions.** Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, bufferyards.

(Ord. No. 26-98, § II, 11-2-98)