

DIVISION 10. - A-1 AGRICULTURAL DISTRICT

Footnotes:

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Editor's note— Ord. No. 5406, § 12, adopted July 12, 2005, repealed and reenacted art. V, div. 10, in its entirety to read as herein set out. Formerly, said division pertained to the A-1 agricultural district as enacted by Code 1961, § 22-11(14); as amended. See the Code Comparative Table for a detailed analysis of inclusion.

Sec. 122-461. - Intent and purpose.

The agricultural (A-1) district is intended to apply to properties where the present use is primarily agricultural, and where future development or a more intensive rezoning is uncertain/premature. The district regulations are intended to allow for a reasonable use of property while preventing the creation of conditions that may affect future use of nearby properties. As of June 1, 2014, a rezoning application for A-1 must be associated with an annexation case where a portion of the annexed property is already zoned A-1 in the county.

(Ord. No. 5406, § 12, 7-12-05; Ord. No. 2014-32, § 4, 6-3-14)

Sec. 122-462. - Permitted uses.

The following uses are permitted in the agricultural (A-1) district:

(1) *Residential uses:*

a. *Residential operation:*

1. Community residential home, maximum of 12 unrelated residents per single-family residential dwelling.
2. Home occupation (reference article IX, division 4 of this chapter).
3. Residence—Gallery.
4. Residence—Office.

b. *Residential type:* Single-family dwelling.

(2) *Retail uses:*

a. *General retail:*

1. Farmers market.
2. Garden and nursery sales (reference section 122-1212).
3. Roadside fruit and vegetable sales.

b. *Vehicular sales:* None permitted.

(3) *Service uses:*

a. *Agricultural use:*

1. Farm.
2. Horse farm.
3. Horse racing facility.
4. Nursery farm.
5. Radio/TV broadcasting facility, transmitters only.
6. Stable.

b. *Business service:* None permitted.

c. *Eating or drinking establishment:* None permitted.

d. *Hospitality and tourism:* None permitted.

e. *Office use:* None permitted.

f. *Personal service:* None permitted.

g. *Vehicular service:* None permitted.

(4) *Education/recreation/social uses:* None permitted.

(5) *Public uses:* None permitted.

(6) *Health care uses:* Veterinarian office.

(7) *Industrial uses:* None permitted.

(Ord. No. 5406, § 12, 7-12-05; Ord. No. 2013-10, § 11, 1-22-13; Ord. No. 2020-9, § 3, 12-17-19; Ord. No. 2021-81, § 15, 9-28-21)

Sec. 122-463. - Special exceptions.

The following uses are permitted as special exceptions in the agricultural (A-1) district:

(1) *Residential uses:* None permitted.

(2) *Retail uses:* None permitted.

(3) *Services uses:*

a. *Agricultural service:* None permitted.

b. *Business service:* Parking lot.

c. *Eating or drinking establishment:* None permitted.

d. *Hospitality and tourism:* None permitted.

e. *Office use:* None permitted.

f. *Personal service:* Kennel.

g. *Vehicular service:* None permitted.

(4) *Education/recreation/social uses:*

- a. *Adult use establishment:* None permitted.
- b. *Community service:*
 - 1. Church/place of worship (reference section 122-1195).
 - 2. Day care facility (reference article IX, division 5 of this chapter).
- c. *Educational use:* None permitted.
- d. *Recreational use:*
 - 1. Golf course.
 - 2. Recreation facility, indoor.
 - 3. Temporary commercial amusement (reference section 122-1201).

(5) *Public uses:*

- a. *Public:*
 - 1. Airport.
 - 2. Cemetery.
 - 3. Park/open space area.
 - 4. Post office.
 - 5. Public transportation terminal.

(6) *Health care uses:* None permitted.

(7) *Industrial uses:* None permitted.

(Ord. No. 5406, § 12, 7-12-05; Ord. No. 2013-10, § 12, 1-22-13; Ord. No. 2021-81, § 16, 9-28-21)

Sec. 122-464. - Lot and buffer requirements.

- (1) *Lot requirements.* Each plot shall conform to the requirements of section 122-286.
- (2) *Buffers.* Property abutting less intensive uses shall be landscaped pursuant to section 122-260 and approved in the site plan review process to reduce site and noise intrusion.
- (3) *Drainage retention areas.* No drainage retention area exceeding 2½ feet in depth or with a 3:1 slope shall be permitted in the front yard.

(Ord. No. 5406, § 12, 7-12-05)

Sec. 122-465. - Parking requirements.

Off-street parking requirements for the agricultural (A-1) district shall be governed by article VI of this chapter.

(Ord. No. 5406, § 12, 7-12-05)

Sec. 122-466. - Site plan.

Site plans shall be required for development in the agricultural (A-1) district pursuant to article IV of this chapter.

(Ord. No. 5406, § 12, 7-12-05)

Secs. 122-467—122-480. - Reserved.