

DIVISION 4. - AGRICULTURAL 3 (A-3) DISTRICT

Sec. 23-6.4.1. - Purpose and intent.

The purpose of the agricultural 3 (A-3) district is to promote and protect large lot size parcels to maintain the rural character of the county and to protect, support, and enhance the agricultural economy of the county.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-99, 2-12-02; Ord. No. 23-106, 11-25-03; Ord. No. 23-132, 3-10-09; Ord. No. 23-139, 8-10-10; Ord. No. 23-160, 1-13-15)

Sec. 23-6.4.2. - Permitted uses.

The following uses may be established as permitted uses in the agriculture 3 (A-3) district:

- (1) Accessory uses as permitted by article 5, division 3 of this chapter;
- (2) Agriculture;
- (3) Antique shop, limited to parcels fronting and/or whose chief point of ingress/egress is upon state maintained roads limited to State Route number 1 through State Route number 712;
- (4) Art and craft studio, limited to parcels fronting and/or whose chief point of ingress/egress is upon state maintained roads limited to State Route number 1 through State Route number 712;
- (5) Bed and breakfast I;
- (6) Community center;
- (7) Dwelling, manufactured home, on permanent foundations;
- (8) Dwelling, manufactured home for farm hand;
- (9) Dwelling, single-family, detached;
- (10) Equestrian facility;
- (11) Expansion of a place of worship, but not expansion of the seating capacity in the sanctuary of such place of worship;
- (12) Expansion of a public school;
- (13) Game preserves, wildlife sanctuary, fish hatchery;
- (14) Garden center;
- (15) Golf driving range;
- (16) Home enterprise in accordance with division 23-5.4A;
- (17) Home occupation in accordance with division 23-5.4;
- (18) Miniature golf;
- (19) Public facility/use;
- (20) Quasi-public park, playground, athletic field and related facility;
- (21) Repair service establishment limited to parcels fronting and/or whose chief point of ingress/egress is upon state maintained roads limited to State Route number 1 through State Route number 712.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-72, 4-22-97; Ord. No. 23-88, 9-26-00; Ord. No. 23-95, 9-25-01; Ord. No. 23-101, 6-25-02; Ord. No. 23-114, 8-9-05; Ord. No. 23-132, 3-10-09; Ord. No. 23-139, 8-10-10; Ord. No. 23-152, 1-8-13; Ord. No. 23-153, 2-12-13; Ord. No. 23-155, 3-11-14; Ord. No. 23-160, 1-13-15)

Sec. 23-6.4.3. - Special uses.

The following uses may be established as special uses in the agricultural 3 (A-3) district, subject to approval by the board of supervisors in accordance with article 4, division 5 of this chapter:

- (1) Abattoir;
- (2) Adult day care center;
- (3) Airport, public or private;
- (4) Animal shelter;
- (5) Antique shop, inconsistent with the use allowed by-right herein;
- (6) Art and craft studio, inconsistent with the use allowed by-right herein;
- (7) Assisted living facility;
- (8) Bed and breakfast II;
- (9) Camp or recreation ground;
- (10) Cemetery;
- (11) Child care center;
- (12) Civic, social or fraternal facility;
- (13) Civic and sports arena;
- (14) Contractor's offices and shop;
- (15) Convent, monastery, seminary, and nunnery;
- (16) Convenience store;
- (17) Country club;
- (18) Cultural center, museum or similar facilities;
- (19) Equestrian event facility;
- (20) Farm equipment and supplies sales establishment;
- (21) Feed mill;
- (22) Feed yard;
- (23) Fuel dispensing service;
- (24) Funeral home adjacent to a perpetual care cemetery;
- (25) Golf course and clubhouse;
- (26) Heavy equipment and specialized vehicle sale, rental and/or service establishment;
- (27) Hospital;
- (28) Indoor commercial recreation/athletic facility;
- (29) Kennel;
- (30) Livestock exchange;
- (31) Lumber yard;
- (32) Nursing home;
- (33) Open air market;
- (34) Outdoor sports and recreation, commercial;
- (35) Place of worship;
- (36) Private school;
- (37) Public school;

- (38) Public utility, light;
- (39) Religious retreat center;
- (40) Repair service establishment, inconsistent with the use allowed by-right herein;
- (41) Sawmill;
- (42) Solar energy facility;
- (43) Summer camp;
- (44) Tannery;
- (45) Telecommunication tower;
- (46) Transportation facilities;
- (47) Vehicle, light service establishment;
- (48) Vehicle, major service establishment;
- (49) Veterinary hospital/services;
- (50) Wetland mitigation bank;
- (51) Wood by-products recycling center.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-73, 8-12-97; Ord. No. 23-78, 2-9-99; Ord. No. 23-95, 9-25-01; Ord. No. 23-97, 10-23-01; Ord. No. 23-100, 4-9-02; Ord. No. 23-101, 6-25-02; Ord. No. 23-114, 8-9-05; Ord. No. 23-132, 3-10-09; Ord. No. 23-139, 8-10-10; Ord. No. 23-152, 1-8-13; Ord. No. 23-160, 1-13-15; Ord. No. 23-173, § 4, 11-9-17)

Sec. 23-6.4.4. - Development standards.

All uses and structures in the agricultural 3 (A-3) district shall meet the following development standards, except as this chapter specifically provides otherwise:

(a) Density:

- (1) Residential: One (1) dwelling unit per ten (10) gross acres.
- (2) Non-residential: Floor area ratio of 0.1.
- (3) The board of supervisors may modify the floor area ratio limitations by special use.
- (4) Residential lot yield from any parent parcel existing as of February 12, 2002 shall not exceed ten (10) lots.
- (5) Residential (family division): One (1) dwelling unit per two (2) gross acres.
- (6) Residential (annual division): One (1) dwelling unit per three (3) gross acres, and the residential lot yield from any parent parcel which existed on February 12, 2002 shall not exceed six (6) lots.

(b) Minimum lot area:

- (1) Agriculture: As defined in 23-2.1.4.
- (2) Cemeteries: One (1) acre.
- (3) Manufactured homes: Five (5) acres.
- (4) Public utility, light: One (1) acre.
- (5) Recreation trailer camps, campgrounds and summer camps: Ten (10) acres.
- (6) Single-family detached dwelling and manufactured homes.
 - (i) In a conventional subdivision: Ten (10) acres.
 - (ii) In a cluster subdivision: Three (3) acres.
 - (iii) In a family division: Two (2) acres.

- (iv) In an annual division: Three (3) acres.
- (7) All other uses: Two (2) acres.
- (c) Minimum lot width:
 - (1) Conventional subdivision: Three hundred fifty (350) feet.
 - (2) Cluster subdivision: Two hundred (200) feet.
 - (3) Family division: One hundred fifty (150) feet.
 - (4) Annual division: One hundred fifty (150) feet.
- (d) Minimum public road frontage:
 - (1) Conventional subdivision: Three hundred fifty (350) feet; one hundred fifty (150) feet on a cul-de-sac.
 - (2) Cluster subdivision: Two hundred (200) feet; one hundred (100) feet on a cul-de-sac.
 - (3) Family division: As set out in subsection 20-14.1.1(D)(4).
 - (4) Annual division: One hundred fifty (150) feet if divided off the public road or refer to subsection 20-14.1.1(D)(4).
- (e) Minimum yards:
 - (1) Front: Thirty (30) feet.
 - (2) Side: Ten (10) feet.
 - (3) Rear: Thirty-five (35) feet.
 - (4) Sawmills, twenty (20) acres or greater:
 - (i) Front: Thirty (30) feet.
 - (ii) Side: One hundred (100) feet.
 - (iii) Rear: One hundred (100) feet.
- (f) Maximum height:
 - (1) Agricultural buildings and structures: None.
 - (2) All other uses: Thirty-five (35) feet.
- (g) General development standards: Refer to article 5.
- (h) Landscaping and screening: Refer to article 5, division 5.
 - (i) Off-street parking: Refer to article 5, division 9.
 - (j) Signs: Refer to article 5, division 8.
 - (k) Open space:
 - (1) Conventional subdivision: None.
 - (2) Cluster subdivision: Fifty (50) percent.
 - (3) Family and annual division: No requirement.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-86, 8-22-00; Ord. No. 23-99, 2-12-02; Ord. No. 23-100, 4-9-02; Ord. No. 23-104, 3-11-03; Ord. No. 23-106, 11-25-03; Ord. No. 23-110, 12-14-04; Ord. No. 23-121, 10-9-07; Ord. No. 23-132, 3-10-09; Ord. No. 23-139, 8-10-10; Ord. No. 23-160, 1-13-15)