

SECTION 428. "AR-87" ZONE, AGRICULTURAL RESIDENTIAL.

A. PURPOSE.

This district is intended to promote and preserve agricultural areas, open spaces and very low-density residential development. Regulations and property development standards are designed to protect the open space character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes on large lots (87,120 Sq. Ft. minimum) and low intensity agriculture.

B. PERMITTED USES.

1. One single-family dwelling. Mobile homes or manufactured homes are prohibited.
2. One Accessory Dwelling Unit, subject to the provisions of Section 404(DD).
3. Noncommercial farming and agriculture, not including the keeping of livestock.
4. Keeping of large animals such as cattle and horses, but not to exceed one head per 20,000 sq. ft. of lot area. Swine and goats are prohibited except as allowed by Section 404(O)(2). All such animals shall be owned by members of the family occupying the premises.
5. The keeping of fowl.
6. Customary accessory uses and buildings, provided such uses are incidental to the principal use, subject to the provisions of Section 404(G)(6).
7. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
8. Publicly owned and operated parks and recreation areas.
9. Home occupations.
10. Churches or similar places of worship.
11. Schools: Public and private elementary and high.
12. Colleges, universities, and professional schools.

C. CONDITIONAL USES.

1. Golf, rod and gun, tennis and country clubs.

2. Cemeteries.
3. Unoccupied public utility buildings, structures or appurtenances for public service use. Development standards in subsection D may be modified through Conditional Use Permit approval. Extension of public service lines in public or private right-of-way is exempt from this requirement.
4. Campgrounds.
5. Temporary home and land sales offices and model homes, provided they are located within the same subdivision as that land or homes which are offered for sale.
6. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.
7. One manufactured home installed at grade when used as the principle use of the property.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area:
 - a. 87,120 square feet for a conventional subdivision.
 - b. 35,000 square feet for a cluster subdivision in which no less than 40 percent of the subdivision is permanently reserved for natural open space.
2. Minimum Average Lot Width:
 - a. 225 feet for a conventional subdivision.
 - b. 100 feet for a cluster subdivision in which no less than 40 percent of the subdivision is permanently reserved for natural open space.
3. Minimum Lot Frontage: 100 Ft.
4. Maximum Lot Coverage: 10%
5. Minimum Front Yard:
 - a. 50 Ft.
 - b. Where lots have a double frontage on two streets, the required front yard shall be provided on both streets.
6. Minimum Side Yard:
 - a. 25 Ft.
 - b. Where a side lot line abuts a street, there shall be a side yard of not less than 30 Ft.
7. Minimum Rear Yard:
 - a. 50 Ft.

b. Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of alley.

8. Maximum Building Height: 2 stories, but not to exceed 30 Ft., except under Conditional Use Permit.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. ZONING CLEARANCE.

The provisions of Section 303 shall apply.

I. DESIGN REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences.

Effective July 16, 2024. Ordinance Number 747.