

SECTION 410. "GA" ZONE, GENERAL AGRICULTURAL.

[Note: In Ordinance 716, that SECTION 410. "GA"ZONE, GENERAL AGRICULTURAL., C. CONDITIONAL USES, 6.; was mis numbered, the changes were made to number 7.]

A. PURPOSE.

This district is intended to preserve agricultural areas with large lots (5 acres minimum) and very low-density residential development. Land use is composed of farming, agriculture and livestock raising together with residences and customary accessory uses and buildings.

B. PERMITTED USES.

1. One single-family dwelling. Mobile home(s) and manufactured home(s) are prohibited.
2. One Accessory Dwelling Unit, subject to the provisions of Section 404(DD).
3. 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.
4. The keeping of fowl.
5. Customary accessory uses and buildings, provided such uses are incidental to the principal use, subject to the provisions of Section 404(G)(6).
6. Publicly owned and operated parks and recreation areas.
7. Home occupations.
8. Churches or similar places of worship.
9. Schools: Public and private elementary and high.
10. Colleges, universities, and professional schools.

C. CONDITIONAL USES.

1. Golf, rod and gun, tennis and country clubs.
2. Campgrounds.
3. Recreational Vehicle Parks, subject to the provisions of Section 409.
4. Commercial stables.

5. Temporary stands for the sale of farm produce.
6. Cemeteries.
7. 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.
8. 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.

D. PROPERTY DEVELOPMENT STANDARDS.

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|----------------------------|---|
| 1. Minimum Lot Area | 5 acres |
| 2. Maximum Lot Coverage | 20% |
| 3. Minimum Front Yard | 50 Ft. |
| 4. Minimum Side Yard | 25 Ft. |
| 5. Minimum Rear Yard | 50 Ft. |
| 6. Maximum Building Height | 2 ½ stories, not to exceed 35 feet, except under a 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.