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ARTICLE III Agricultural Limited District A-1

§ 148-17. Purpose.

This district covers the portions of the County which are occupied by various open uses, such as forests, parks or farms. This district is established for the specific purpose of facilitating existing and future farming operations, conservation of water and other natural resources, reducing soil erosion, protecting watersheds and reducing hazards from flood and fire. To ensure the success of the above goals, it is necessary to maintain as low a density of development as possible. The character of this district should remain agricultural in nature, with industry or commercial business allowed in it when it will benefit the area without degrading the environment.

§ 148-18. Use regulations. [Amended 4-9-1987; 4-14-1988; 8-11-1988; 6-14-1990; 8-9-1991; 8-13-1998]

A. In this district, structures to be erected or land to be used shall be for one or more of the following uses:

1. Single-family dwellings.

2. Reserved.

3. Reserved.

~~4. Rest Homes.~~

~~5.4. Preserves and conservation areas.~~

~~6.5. Family Cemeteries.~~

~~7. Motels and hotels.~~

~~8. Tourist homes.~~

~~9. Golf courses.~~

~~10.6. Swimming or tennis clubs, private and commercial when associated with a subdivision.~~

~~11.7. Farming, with livestock.~~

~~12.8. Farming and forestry, without livestock.~~

~~13. Sawmills.~~

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~~14. Portable sawmills.~~

~~15. Barber and beauty shops.~~

~~16. Funeral homes.~~

~~17. Printing offices.~~

~~18. Restaurants.~~

~~19. Service stations.~~

20.9. Animal hospitals or veterinary clinics with or without runways or outside pens.

~~21. Clinics.~~

22.10. Home Child-care centers.

23.11. Home occupations.

24.12. Home professional offices.

~~25. Gift and specialty shops.~~

~~26. Retail food stores.~~

~~27. Bakeries.~~

~~28. General stores.~~

~~29. Home appliances, sales and service.~~

~~30. Auto sales and service.~~

~~31. Lumber and building supplies.~~

~~32. Plumbing and electrical supply.~~

~~33. Machinery sales and service (including farm machinery).~~

~~34. Feed and seed stores.~~

~~35. Cabinet, furniture and upholstery shops.~~

~~36. Wholesale business and storage warehouses.~~

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~~37. Country general stores.~~

~~38. Antique shops.~~

~~39. Boat sales and rentals.~~

~~40. Banks or trust companies.~~

~~41. Flower shops.~~

~~42. Mobile home sales yards.~~

~~43. Commercial nurseries and greenhouses.~~

~~44. Service and repair shops.~~

~~45.13. Roadside stands.~~

~~46.14. Accessory structures.~~

15. Seafood processing.

~~48. Food processing and canning.~~

~~49. Assembly of electrical appliances, electronics, etc.~~

~~50. Auto reconditioning, truck repairing, retreading.~~

~~51. Blacksmith shop, welding or machine shop.~~

~~52. Contractor's equipment storage yards.~~

~~53. Boat building.~~

~~54. Monumental stone works.~~

~~55. Flour mill, grain milling.~~

~~56. Grain elevators.~~

~~57. Truck and motor freight terminals.~~

~~58. Laboratories, pharmaceutical, medical.~~

~~59. Professional business office.~~

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~~60. Individual travel trailer with a skirt.~~

~~61.16. Guest house.~~

~~62.17. Public water and sewer systems.~~

~~63.18. Tent camping.~~

~~64.19. Intensive livestock operations.~~

~~65.20. Boathouses, meeting the criteria that they be open-sided, do not exceed 480-648 square feet, do not exceed 20 feet in height and the adjoining or nearby property owners do not object to the boathouse.~~

~~66.21. Individual mobile/manufactured homes, with a skirt.~~

~~67.22. Storage of an unoccupied mobile home.~~

~~23. Private noncommercial pier~~

~~24. Temporary construction offices.~~

~~25. Nonaccessory tents. (maximum 2 day event)~~

~~26. Parks and playgrounds.~~

~~26.27. Private storage building 300 square feet or less in size.~~

~~69.28. Wireless internet poles less than 100 ft. in height.~~

~~29. Cluster home developments.~~

B. The following uses are permitted upon the issuance of a conditional use permit as provided in § 148-137:

~~1. Condominiums.~~

~~2. Cluster home developments.~~

~~3. Two private, noncommercial piers on the same parcel.~~

~~4.1. Commercial feed lots.~~

~~5.2. Livestock markets.~~

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~~6. Assembly halls.~~

~~7. Light industry.~~

~~8.3. Sand and gravel pits.~~

~~9. Manufacturing, compounding, processing and assembly of merchandise.~~

~~10. Manufacturing of ceramics, toys and novelties.~~

~~11. Asphalt or concrete batching plants.~~

~~12.4. Commercial or cCommunity piers.~~

~~13. Concrete works with a conditional use permit.~~

~~14. Guardhouse/security building.~~

~~15.5. Wood chipping/grinding facility.~~

6. Private storage building greater than 300 square feet in size.

7. Wireless Internet Poles greater than 100 feet in height.

~~16. Two-family dwellings.~~

~~17. Multiple family dwellings/apartment houses.~~

8. Commercial nurseries and greenhouses.

9. Sawmills.

10. Portable sawmills.

11. Flour mill, grain milling.

12. Grain elevators.

13. Commercial dog kennels.

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§ 148-19. Area regulations.

The minimum acreage of any newly created lot will be based upon a sliding scale. (See the following table)

<u>Size of Tract (acres)</u>	<u>Minimum Lot Size</u>	<u>Total DU</u>
<u>5-20</u>	<u>5 acres</u>	<u>1-4</u>
<u>20-50</u>	<u>6.67 acres</u>	<u>3-7.5</u>
<u>50-100</u>	<u>10 acres</u>	<u>5-10</u>
<u>100-</u>	<u>20 acres</u>	<u>5</u>

Exempt also from this area regulation are Family Divisions as defined in Article I, Section 128-4 B(3) of the Northumberland County Subdivision Ordinance. The minimum area for permitted uses in Family Divisions shall be one (1) acre.

Public water and sewer systems shall be exempt from area regulations.

OR

For lots containing or intended to contain permitted uses, the minimum lot area shall be 3/4 of an acre 5 acres. Public water and sewer systems shall be exempt from area regulations. - Exempt also from this area regulation are Family Divisions as defined in Article I, Section 128-4 B(3) of the Northumberland County Subdivision Ordinance. The minimum area for permitted uses in Family Divisions shall be one (1) acre.

§ 148-20. Setback.

Structures shall be located 35 50 feet or more from any street right-of-way which is 50 feet or greater in width or 60 75 feet or more from the center line of any street right-of-way less than 50 feet in width. This line shall be known as the "setback line."

§ 148-21. Frontage.

The minimum frontage for permitted uses shall be 125 250 feet at the setback line. The minimum frontage for permitted uses in Family Divisions is 150 feet at the setback line.

§ 148-22. Yards.

- A. Side. The minimum side yard for the main structure and/or guest house shall be 10 30 feet, and the total width of the two required side yards shall be at least 20 60 feet. The minimum side yard for each accessory structure shall be four 10 feet. The minimum sideyard for the main structure and/or guest house in Family Divisions shall be 15 feet, and the total width of the two required side yards shall be at least 30 feet. The minimum side yard for each accessory structure in Family Divisions shall be 4 feet.

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- B. Rear. The minimum rear yard for the main structure and/or guest house shall be ~~25~~ 50 feet. The minimum rear yard for each accessory structure shall be ~~eight~~ 20 feet. The minimum rear yard for the main structure and/or guest house in Family Divisions shall be 30 feet. The minimum rear yard for each accessory structure in Family Divisions shall be 8 feet.

§ 148-23. Height regulations.

- A. For farms, buildings may be erected up to a height of 35 feet. For buildings over 35 feet, an approval shall be obtained from the Zoning Administrator. Chimneys, flues, cooling towers, flagpoles, radio or communication towers or their accessory facilities not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to four feet above the limited height of the building on which the walls rest.
- B. The height limit for buildings may be increased 10 feet, provided that there are two side yards for each permitted use, each of which is 10 feet or more, plus one foot or more of side yard for each additional foot of building height over 35 feet. [Amended 4-8-2004]
- C. A public or semipublic building, such as a school, church, library or hospital, may be erected to a height of 60 feet from grade, provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.
- D. Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.
- E. No accessory building which is within 10 feet of any party lot line shall be more than one story high.

§ 148-24. Septic regulations. [Amended 11-9-1989; 9-12-1991]

- A. All lots recorded after October 1, 1989, where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department.
- B. All lots recorded prior to October 1, 1989, which do not have a Health Department permit issued prior to October 1, 1989, and where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department. If the Health Department cannot locate both drainfield sites, then only a primary site will be required.

§ 148-25. Signs.

Sign regulations shall conform to Article XII of this chapter.

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§ 148-26. Minimum off-street parking.

Minimum off-street parking shall conform to § 148-114.

§ 148-27. Additional regulations for light industry.

- A. Before a conditional use permit shall be issued for a light industrial use, the plans, in sufficient detail to show the operations and processes, shall be submitted to the governing body for study. These plans may be referred to the Commission for recommendation. Modifications of the plans may be required.
- B. Permitted uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid masonry wall, a uniformly painted solid board fence or evergreen hedge six feet in height. Public utilities and signs requiring natural air circulation, unobstructed view or other technical considerations necessary for proper operation may be exempt from this provision. This exemption does not include storing of any materials.
- C. Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards. Landscaping may be permitted up to a height of three feet and to within 50 feet from the corner of any intersecting streets.
- D. Sufficient area shall be provided to adequately screen permitted uses from adjacent business and residential districts and for off-street parking of vehicles incidental to the industry and its employees and clients.
- E. Buildings may be erected up to a height of 35 feet. For buildings over 35 feet in height, approval shall be obtained from the Zoning Administrator. Chimneys, flues, cooling towers, flagpoles, radio or communications towers or their accessory facilities not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to four feet above the limited height of the building on which the walls rest.
- F. Buildings or groups of buildings with their accessory buildings may cover up to 60% of the area of the lot, not to conflict with other provisions of this chapter.

§ 148-28. Additional regulations for clustering.

- A. Clustering allowed as a permitted use in the Agricultural Limited District shall have a density equal to the Area Regulation set forth in § 148-19.
- B. Cluster developments shall have a net open space of at least 50% and shall contain no more than 35% impervious surface.
- C. Each building shall contain no more than 8 dwelling units.
- D. Low Impact Development (LID) practices shall be incorporated into the site design to maintain the pre-development hydrology.

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E. A Major Water Quality Impact Assessment shall be submitted to the Zoning Administrator.

§ 148-~~2829~~. Special provisions for corner lots.

- A. The side yard on the side facing the side street shall be ~~35-50~~ feet or more for both main and accessory buildings.
- B. For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width of ~~100-250~~ feet or more.

§ 148-~~2930~~. Exemption from rear yard regulations.

The following businesses, which would suffer a hardship from adhering to the rear yard area regulations, shall be exempt from this restriction upon approval of the Health Department:

- A. ~~Marina/boatyard, commercial.~~
- B. ~~Marina, private noncommercial or club type.~~
- C. Seafood processing.
- D. ~~Piers, commercial.~~
- E. Grain elevators.
- F. Private noncommercial piers. [Added 8-13-1998]
- G. Piers, community. [Added 8-13-1998]