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ARTICLE _____ Agricultural Residential District A-2

§ 148- ____ .Purpose.

This district is composed of certain low to medium concentrations of residential uses, plus certain open areas where similar development appears likely to occur. This agricultural residential district is not completely for those purposes of agricultural or residential, but also allows, where appropriate, smaller businesses that would be compatible with this district.

§ 148- ____ .Use regulations.

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
2. Individual Mobile/Manufactured Homes
3. Preserves and conservation areas
4. Rest Homes
5. Family Cemeteries
6. Bed & Breakfast
7. Golf Courses
8. Swimming or tennis clubs, private and commercial
9. Farming and forestry, without livestock
10. Barber and beauty shops
11. Funeral Homes
12. Churches and places of worship, with or without cemeteries
13. Convenience Store/General Store
14. Animal hospitals or veterinary clinics with or without runways or outside pens
15. Child-care centers
16. Home Child-care centers

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- 17. Home occupations
- 18. Home professional office
- 19. Cabinet, furniture and upholstery shop
- 20. Flower shops
- 21. Commercial nurseries and greenhouses
- 22. Roadside stands
- 23. Accessory Structures
- 24. Contractors' equipment/material yards
- 25. Professional business office
- 26. Individual travel trailer with a skirt
- 27. Guest house
- 28. Garage as the primary structure
- 29. Public Water
- 30. Tent Camping
- 31. Boathouses. Construction of a boathouse is permitted if the boathouse is open-sided, does not exceed 648 square feet, does not exceed 20 feet in height and the adjoining or nearby property owners do not object to the boathouse
- 32. Storage of an unoccupied mobile home
- 33. Private noncommercial pier
- 34. Temporary construction offices
- 35. Nonaccessory tents. (maximum 2 day event)
- 36. Parks and Playgrounds
- 37. Commercial or community pier
- 38. Guardhouse/security building

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- 39. Schools
 - 40. Wireless Internet Poles less than 100 ft. in height
 - 41. Private storage buildings 300 square feet or less in size.
 - 42. Seafood Processing
- B. The following uses are permitted upon the issuance of a conditional use permit as provided in § 148-_____:
- 1. Restaurants
 - 2. Service Stations
 - 3. Auto reconditioning, truck repairing, re-treading
 - 4. Home appliances, sales and service
 - 5. Mini Storage
 - 6. Banks or trust companies
 - 7. Service and repair shops
 - 8. Blacksmith shop, welding or machine shop
 - 9. Commercial Grain Elevators
 - 10. Two private, noncommercial piers on the same parcel
 - 11. Assembly Halls
 - 12. Sand and Gravel pits
 - 13. Wood chipping/grinding facility
 - 14. Two-family dwellings
 - 15. Multiple-family dwellings/apartment houses
 - 16. Sawmills and Portable Sawmills
 - 17. Commercial dog kennels

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18. Boat storage facility, marina/boatyard, commercial or private noncommercial or club-type

19. Private storage buildings greater than 300 square feet in size.

20. Wireless Internet Poles greater than 100 ft. in height.

§ 148- . 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>1-20</u>	<u>1 acre</u>	<u>1-20</u>
<u>20-50</u>	<u>1.34 acres</u>	<u>15-37</u>
<u>50-100</u>	<u>2 acres</u>	<u>25-50</u>
<u>100-</u>	<u>4 acres</u>	<u>25</u>

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

§ 148- . Setback.

Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width or 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- . Frontage.

The minimum frontage for permitted uses shall be 150 feet at the setback line.

§ 148- . Yards.

- A. Side. The minimum side yard for the main structure and/or guest house 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 shall be four feet.
- B. Rear. The minimum rear yard for the main structure and/or guest house shall be 30 feet. The minimum rear yard for each accessory structure shall be eight feet.

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§ 148-____. 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-____. 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-____. Signs.

Sign regulations shall conform to Article XII of this chapter.

§ 148-____. Minimum off-street parking.

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

§ 148-____. Additional regulations for light industry.

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- 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-_____. Special provisions for corner lots.

- A. The side yard on the side facing the side street shall be 35 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 feet or more.

§ 148-_____. 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.~~

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- C. Seafood processing.
- D. ~~Piers, commercial.~~
- E. Grain elevators.
- F. Private noncommercial piers. [Added 8-13-1998]
- G. Piers, community. [Added 8-13-1998]