

ARTICLE 3. AGRICULTURAL, GENERAL, DISTRICT A-1

Sec. 15-101 Statement of intent

This district is intended for agricultural and forestal uses, rural by-right residential development (2-acre minimum lot size), agriculture-based businesses, and rural economic development activities. This district serves to protect agricultural and forestal lands thereby conserving the county’s natural resources. The district allows minor subdivisions and family divisions, but not major subdivisions. The A-1 districts are generally located in the western portion of the county and designated on the comprehensive plan as rural enhancement area.

Sec. 15-102 Uses and structures permitted by right (P) or by conditional use permit (CUP)

	Principal Uses and Structures	P or CUP
Agriculture/Natural Resources	Agriculture	P
	Agricultural processing	CUP
	Biosolids, routine storage, in accordance with Sec. 15-281.A	CUP
	Community garden	P
	Composting facility	CUP
	Conservation area; wildlife preserve; woodland preserve	P
	Equestrian horse show	P
	Equestrian school of no more than five students; horse breeding; horse boarding stable	P
	Equestrian school of more than five students; horse riding stable in accordance with Sec. 15-282.B	CUP
	Farm and feed supply store	CUP
	Farm distribution hub	CUP
	Farm equipment sales and services	CUP
	Farm operation	P
	Farm stand in accordance with Sec. 15-281.B	P
	Farmers market in accordance with Sec. 15-281.C	P
	Forestry	P
	Greenhouse/nursery – production	P
	Greenhouse/nursery – retail	CUP
	Horticulture	P
	Kennel-commercial	CUP
Kennel-private	P	
Livestock market	CUP	
Manufactured home, farm operation, in accordance with Sec. 15-281.D	P	

	Principal Uses and Structures	P or CUP
	Pick-your-own farm operation	P
	Sawmill, commercial	CUP
	Sawmill, minor, in accordance with Sec. 15-281.E	P
	Sawmill, mobile	P
	Wetland mitigation bank	P
	Winery, cidery, brewery, or distillery, on less than 50 acres and accessory public assembly uses, in accordance with Sec. 15-281.F	CUP
	Winery, cidery, brewery, or distillery, on 50 acres or more and accessory public assembly uses, in accordance with Sec. 15-281.F	P
Residential	Accessory family housing unit, attached, in accordance with Sec. 15-285.A	P
	Accessory family housing unit, detached, in accordance with Sec. 15-285.A	CUP
	Bed and breakfast in accordance with Sec. 15-285.G	P
	Dwelling, manufactured home	P
	Dwelling, single-family detached	P
	Dwelling, two-family	CUP
	Family health care structure, temporary, in accordance with Sec. 15-285.D	P
	Home-based business	CUP
	Home occupation in accordance with Sec. 15-285.E	P
	Landing area for aircraft, private	CUP
	Short-term rental, hosted, in accordance with Sec. 15-285.G	P
	Short-term rental, unhosted, in accordance with Sec. 15-285.G	CUP
Commercial	Antique shop and gift shop	CUP
	Automobile graveyard	CUP
	Automobile repair or service station (with major repair under cover)	CUP
	Automobile sales	CUP
	Cabinet making; furniture and upholstery shop	CUP
	Car wash	CUP
	Convenience store	CUP
	Gas station	CUP
	Golf course; golf driving range; miniature golf course; country club	CUP
	Gun range - Indoor or outdoor gun range; rifle range; skeet shooting range; similar range or course; gunsmith shop	CUP
	Hotel	CUP
	Machinery sales and service	CUP
	Office, professional; office, medical	CUP

	Principal Uses and Structures	P or CUP
	Restaurant	CUP
	Retail use	CUP
	Sand and gravel pit; quarry; mining; all in accordance with Sec. 15-283.F	CUP
	Taxidermy	P
	Transfer station and convenience center	CUP
	Truck hauling operation not to exceed three trucks	P
	Truck hauling operation, four or more trucks	CUP
	Vehicle repair	CUP
	Veterinary services; animal hospital; animal boarding; animal shelter	CUP
Public/Institutional	Adult day care center	CUP
	Assisted living facility; group home of eight or fewer	P
	Athletic field and other commercial recreation	CUP
	Campground; camp; day or boarding	CUP
	Cemetery, commercial	CUP
	Child care center in accordance with Sec. 15-283.C	CUP
	Club, private	CUP
	Family day home, four children or fewer	P
	Fire and rescue station	P
	Government services	P
	Nursing home and assisted living facility	CUP
	Park and ride facility	P
	Park; playground; public recreational facility	P
	Public assembly place in accordance with Sec. 15-290	CUP
	Residential facility, children (therapeutic group home)	CUP
	Respite care, overnight	CUP
School	CUP	
Utilities	Worship use existing as of July 1, 2016; expansion of no more than 50% of the square footage of the existing place of worship as of July 1, 2016	P
	Worship use; expansion of any place of worship in existence on July 1, 2016, that results in a square footage increase greater than 50% of the square footage of the place of worship as of July 1, 2016	CUP
	Solar energy farm	CUP
	Small cell facility in accordance with Sec. 15-288.A	P
	Telecommunication tower; radio tower; both in accordance with Sec. 15-288.B	CUP

	Principal Uses and Structures	P or CUP
	Utility distribution facility, public, and all accompanying appurtenances and structures	P
	Utility generating station, transmission substation; transmission line, other than normal distribution facility	CUP
	Water and wastewater treatment plant	CUP
	Wind turbine, small, in accordance with Sec. 15-289.A	CUP

Sec. 15-103 District standards

Principal Structure

Minimum Lot Area (exclusive of road rights-of-way, ponds, lakes, and rivers)	
Lots fronting on existing public roads	3 ac.
Lots fronting on internal roads within the project (public or private)	2 ac.
Minimum Lot Width (measured at setback line - exclusive of all road rights-of-way)	
Routes 6 and 250	350 ft.
Routes 45, 650, 632, 670, 621, 623 and 522	300 ft.
All other roads	200 ft.
Corner lot, public or private road	200 ft.
Minimum Lot Frontage	
Lot frontage - percentage of the minimum required lot width	75%
Lot frontage for cul-de-sac lots	50 ft.
Minimum Yard Setbacks (measured from property line)	
Front yard	
Routes 6, 45, 250, 522, 621, 623, 632, 650, and 670	100 ft.
Secondary road	75 ft.
Private road	55 ft.
Side yard	20 ft.
Corner lot cul-de-sac	35 ft.
Rear yard	35 ft.

Accessory Structure

Minimum Yard Setbacks (measured from property line)	
Front yard	
Routes 6, 45, 250, 522, 621, 623, 632, 650, and 670	100 ft.
Secondary road	75 ft.
Private road	55 ft.

Corner lot cul-de-sac	35 ft.
Rear and side yard – accessory structure not attached to main building	5 ft.

Secs. 15-104 through 15-110. Reserved.

ARTICLE 4. AGRICULTURAL, LIMITED, DISTRICT A-2

Sec. 15-111 Statement of intent

This district is intended to provide a transitional rural area between the general agricultural district (A-1) and more intense development occurring in the eastern portion of the county. This district allows for agricultural and forestal land uses, comingled with rural residential development (2-acre minimum lot size) and agricultural-based businesses. This district serves to protect agricultural and forestal lands thereby conserving the county’s natural resources. The A-2 districts are generally found east of Routes 522 and 607 and west of the Tuckahoe Creek Service District; and are generally designated on the comprehensive plan as rural enhancement area.

Sec. 15-112 Uses and structures permitted by right (P) or by conditional use permit (CUP)

	Principal Uses and Structures	P or CUP
Agriculture/Natural Resources	Agriculture	P
	Agricultural processing	CUP
	Community garden	P
	Composting facility	CUP
	Conservation area; wildlife preserve; woodland preserve	P
	Equestrian - horse boarding; horse breeding stable	P
	Equestrian horse show	P
	Equestrian school; horse riding stable in accordance with Sec.15-282.B	CUP
	Farm and feed supply store	CUP
	Farm operation	P
	Farm stand in accordance with Sec. 15-281.B	P
	Farmers market in accordance with Sec. 15-281.C	CUP
	Forestry	P
	Greenhouse/nursery – production	P
	Greenhouse/nursery – retail	CUP
	Horticulture	P
	Kennel-commercial	CUP
	Kennel-private	P
	Manufactured home, farm operation, in accordance with Sec. 15-281.D	P
	Pick-your-own farm operation	P
Sawmill, minor, in accordance with Sec. 15-281.E	P	
Sawmill, mobile	P	
Wetland mitigation bank	P	

	Principal Uses and Structures	P or CUP
	Winery, cidery, brewery, or distillery, on less than 50 acres and accessory public assembly uses, in accordance with Sec. 15-281.F	CUP
	Winery, cidery, brewery, or distillery, on 50 acres or more and accessory public assembly uses, in accordance with Sec. 15-281.F	P
Residential	Accessory family housing unit, attached, in accordance with Sec. 15-285.A	P
	Accessory family housing unit, detached, in accordance with Sec. 15-285.A	CUP
	Bed and breakfast in accordance with Sec. 15-285.G	P
	Dwelling, manufactured home	P
	Dwelling, single-family detached	P
	Dwelling, two-family	CUP
	Family health care structure, temporary, in accordance with Sec. 15-285.D	P
	Home-based business	CUP
	Home occupation in accordance with Sec. 15-285.E	P
	Landing area for aircraft, private	CUP
	Short-term rental, hosted, in accordance with Sec. 15-285.G	P
	Short-term rental, unhosted, in accordance with Sec. 15-285.G	CUP
Commercial	Antique shop; gift shop	CUP
	Automobile repair or service station (with major repair under cover)	CUP
	Automobile Sales	CUP
	Cabinet making; furniture and upholstery shop	CUP
	Car wash	CUP
	Convenience store	CUP
	Gas station	CUP
	Golf course; golf driving range; miniature golf course; country club	CUP
	Gun range - Indoor or outdoor gun range; rifle range; skeet shooting range; similar range or course; gunsmith shop	CUP
	Hotel	CUP
	Machinery sales and service	CUP
	Office, professional; office, medical	CUP
	Restaurant	CUP
	Retail use	CUP
	Sand and gravel pit; quarry; mining; all in accordance with Sec. 15-283.F	CUP
	Taxidermy	P
	Truck hauling operation not to exceed two trucks	P

	Principal Uses and Structures	P or CUP
	Truck hauling operation, three or more trucks	CUP
	Veterinary services; animal hospital; animal boarding, including any facility for one or more wolf hybrids; animal shelter	CUP
Public/Institutional	Adult day care center	CUP
	Assisted living facility; group home of eight or fewer	P
	Athletic field; other commercial recreation	CUP
	Campground; camp, day or boarding	CUP
	Cemetery, commercial	CUP
	Child care center in accordance with Sec. 15-283.C	CUP
	Club, private	CUP
	Family day home, four children or fewer	P
	Fire and rescue station	P
	Government services	P
	Nursing home; assisted living facility	CUP
	Park and ride facility	P
	Park; playground; public recreational facility	P
	Public assembly place in accordance with Sec. 15-290	CUP
	Respite care, overnight	CUP
Utilities	Worship use existing as of July 1, 2016; expansion of no more than 50% of the square footage of the existing place of worship as of July 1, 2016	P
	Worship use; expansion of any place of worship in existence on July 1, 2016, that results in a square footage increase greater than 50% of the square footage of the place of worship as of July 1, 2016	CUP
	School	CUP
	Gas transmission line; compressor station; measurement station; regulator station	CUP
Utilities	Small cell facility in accordance with Sec. 15-288.A	P
	Telecommunication tower; radio tower; both in accordance with Sec. 15-288.B	CUP
	Tower facility for governmental use	P
	Utility distribution facility, public, and all accompanying appurtenances and structures	P
	Utility generating station, transmission substation; transmission line, other than normal distribution facility	CUP
	Water and wastewater treatment plant	CUP
	Wind turbine, small, in accordance with Sec. 15-289.A	CUP

Sec. 15-113 District standards

Principal Structure

Minimum Lot Area (exclusive of road rights-of-way, ponds, lakes, and rivers)	
Lots fronting on existing public roads	3 ac.
Lots fronting on internal roads within the project (public or private)	2 ac.
Minimum Lot Width (measured at setback line - exclusive of all roads)	
Routes 6 and 250	350 ft.
Routes 45, 650, 632, 670, 621, 623 and 522	300 ft.
All other roads	200 ft.
Corner lot, public or private road	200 ft.
Minimum Lot Frontage	
Lot frontage – percentage of the minimum required lot width	75%
Lot frontage for cul-de-sac lots	50 ft.
Minimum Yard Setbacks (measured from property line)	
Front yard	
Routes 6, 45, 250, 522, 621, 623, 632, 650, and 670	100 ft.
Secondary road	75 ft.
Private road	55 ft.
Side yard	20 ft.
Corner lot cul-de-sac	35 ft.
Rear yard	35 ft.

Accessory Structure

Minimum Yard Setbacks (measured from property line)	
Front yard	
Routes 6, 45, 250, 522, 621, 623, 632, 650, and 670	100 ft.
Secondary road	75 ft.
Private road	55 ft.
Corner lot cul-de-sac	35 ft.
Rear and side yard	5 ft.

Secs. 15-114 through 15-120. Reserved.

ARTICLE 5. AGRICULTURAL, INTENSIVE, DISTRICT A-3

Sec. 15-121 Statement of intent

This district is intended to conserve, protect, and encourage the development and improvement of the county's agricultural land for the production of food and other agricultural products. It also allows for responsible growth of swine facilities, slaughterhouses, and meat processing plants while minimizing their associated impacts on adjoining properties. This district would generally be designated on the comprehensive plan as rural enhancement area.

Sec. 15-122 Uses and structures permitted by right (P) or by conditional use permit (CUP)

Principal Uses and Structures	P or CUP
A-1, Agricultural, General permitted uses	P
Abattoir, slaughterhouse	CUP
Intensive swine facility	P
Meat, poultry, and fish processing	CUP

Sec. 15-123 District standards

A. Acreage Requirements

Facility	Minimum Acreage
751-2,000 hogs	50 ac.
Each additional 1,000 hogs	Additional 25 ac.
Abattoir, slaughterhouse	50 ac.
Meat, poultry, and fish processing	50 ac.

B. Facility Setbacks

Minimum Yard Setbacks (measured from property line)	Distance
Existing dwelling units in agricultural district	1,000 ft.
Existing dwelling units in any other district	1,200 ft.

Sec. 15-124 Certified plat for intensive swine facility

The owner of an intensive swine facility must file with the zoning administrator a plat, or similar document acceptable to the zoning administrator, showing all the parcels on which the facility is located and the location of the facility within the parcel(s), together with a written notarized statement certifying that the intensive facility meets all applicable setback requirements.

Sec. 15-125 Development plan for swine facility

A development plan for all swine facilities is required, as follows:

- A. An operator or prospective operator must file with the zoning administrator a development plan which identifies the planned number, size, and location of swine structures. The zoning administrator will act upon a complete development plan within 30 days of receipt. If the development plan does not meet the requirements of this article, the zoning administrator will provide a written description of the portion(s) of the development plan that do not comply.
- B. The development plan must contain all the data and meet all the requirements of this article and be accompanied by a plat or other acceptable document verifying the accuracy of the distances shown.
- C. The development plan will be valid only if the proposed structures are constructed in accordance with it and only if at least 1/3 of the swine are placed into service within 36 months of plan approval. If an operator fails to build a proposed structure or have in place the minimum number of swine required, then the development plan shall be voided.
- D. While the development plan remains in effect, the proposed structures must comply only with those setbacks from dwellings and uses existing at the time of plan approval.
- E. The operator must provide the zoning administrator written notice within 30 days of placing into service any structure on the approved development plan.
- F. Each parcel with an approved development plan must display at its entrance a sign, between two and four square feet, clearly visible from the nearest roadway, stating that a development plan is in effect for the parcel and containing the words "certified agricultural development site." The sign location must be approved by the zoning administrator.
- G. An operator or prospective operator may submit amendments to the original development plan or to revised development plans at any time. The zoning administrator will consider the amended or revised development plan according to the then-applicable standards.
- H. If a nutrient management plan is required by the state, then the swine facility cannot operate until it has a state-approved nutrient management plan. The operator of the swine facility must submit a copy of the nutrient management plan with the development plan.

Secs. 15-126 through 15-130. Reserved.