

Section 5.1 Purpose

This District is intended to preserve, enhance and stabilize areas within the community which are presently being used for food and fiber production or are primarily rural. It is the purpose of the regulations for this District to promote the orderly, harmonious development of the community by preserving predominantly rural lands from inappropriate development and to preserve the essential characteristics and economic value of these areas as agricultural and open lands.

Section 5.2 Permitted Uses

Land and/or buildings in this District may be used for the following purposes by right:

- A. Lawful Agricultural pursuits including, but not by way of limitation, the production of fruits, vegetables, grains, grasses, and other crops from the soil; the growth, harvesting, and replanting of wood lots; experiments in soil and crop improvement; the production and raising of horses, goats, cattle, sheep, and swine, and fattening the same for market; riding stables where horses are boarded and/or rented; the production of domestic rabbits; the production of poultry and eggs; and all useful husbandry of the soil and things of the soil and of domestic animal life; and the gainful pursuit of all kinds of agriculture, horticulture, viticulture, floriculture, apiculture, farming, dairying, pasturage, and animal and poultry husbandry. Greenhouses, nurseries, orchards, vineyards, apiaries, chicken hatcheries, blueberry and poultry farms.
- B. Single-Family and Farm Dwellings. There shall be at least one thousand three hundred (1,300) square feet of actual living quarters for each family living in any permanent dwelling, excluding basement, attached garages, attached porches, and accessory buildings; if an office or home occupation is carried on, the area of living quarters for each family shall remain a minimum of one thousand three hundred (1,300) square feet. There shall be separate sleeping, kitchen, and bathroom facilities for each family living in any farm dwelling.
- C. Temporary dwelling structures, but subject to the same limitations as are set forth in Section 2.24 of this Ordinance.

- D. The storage and packaging of farm products and the sale thereof. If roadside stands are used, they shall be set back not less than ten (10) feet from the highway right-of-way, and there shall be parking space outside the highway right-of-way for at least four (4) automobiles, with an entrance and an exit separate from each other. This is a permitted use that requires Site Plan Approval by the Planning Commission.
- E. Churches.
- F. Foster Care Family Homes (unless located within 1,500 feet of the property of another such licensed facility).
- G. Public Schools
- H. Public Uses
- I. The keeping of ordinary household pets, as identified in Article 2, 2.27.

Section 5.3 Special Land Uses

The following Special Uses may be approved by the Planning Commission subject to the applicable standards in Article 14 Site Plan.

- A. Facilities used for the centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets.
- B. Home occupation.
- C. Recreational Vehicle Parks, Campgrounds.
- D. Greenhouses and nurseries not selling retail on the premises.
- E. Sand, gravel mines or quarries; Specifically, the removal and processing of topsoil, stone, rock, sand, gravel, lime, or other soil or mineral resources (see Section 2.13).
- F. Airports and landing fields.
- G. Commercial Riding Stable, subject to Section 2.20, B.

- H. Veterinarians offices, commercial kennels and animal clinics.
- I. Accessory uses and structures (see Section 2.18).
- J. Essential public utility service buildings, or gas or electric regulator stations or buildings, subject to the requirements of Section 2.9.
- K. Campgrounds and Cemeteries.
- L. Public or privately-owned athletic grounds and parks.
- M. RESERVED FOR FUTURE EXPANSION
- N. Land Division - Once every 10 years, for an immediate family member of the principle permitted landowner, a land division shall be permitted up to a maximum 2.5 acre site for construction of a residence for an immediate family member occupancy only. This use is subject to all other requirements of this Ordinance. Land division exceeding 2.5 acres may be granted provided that 1 or more of the following conditions are met making the land not suitable for normal farming operations.
 - 1. Type of soil is not suitable for growing crops.
 - 2. Land is not suitable, or proper distance is not available, for the raising of farm animals.
 - 3. Terrain of the land makes the raising of crops or farm animals difficult.
 - 4. Area of land due to the dimensional area makes it difficult to operate farm machinery.
 - 5. Due to dense tree growth, the area of land is not usable for farming operations.
- O. Commercial television, radio, and micro-wave transmission, receiving, and relay towers for lease, use of customers, or other commercial purposes when authorized by the Planning Commission, subject to Section 14.9 aa.
- P. Single Family Mobile/Manufactured Home Dwellings, subject to the additional requirements of Section 5.8.
- Q. Communication Tower
- R. Livestock Intensive Operations (see Section 3.2)
- S. Division of an AG parcel, given that there are existing buildings upon the proposed new parcel. The existing buildings must be owned not leased by the property owner.

T. Family Businesses subject to the provisions of Article 14 Section 14.9 of this Ordinance.

Section 5.4 District Regulations

As required in Article 12.

Section 5.5 Parking

As required in Article 16.

Section 5.6 Signs

As required in Article 15.

Section 5.7 Site Plan Review

As required in Article 14.

Section 5.8 Additional Requirements-Mobile/Manufactured Homes

As required in Article 2, 2.26.

Section 5.9 Additional Requirements – Keeping of Animals

As required in Article 2, 2.27.

