

CHAPTER 4

AR - AGRICULTURAL/RURAL RESIDENTIAL DISTRICT

SECTION 4.10 DESCRIPTION AND PURPOSE

This District is intended for large tracts used or which have been used for farming, and single farming dwellings. It is intended for agricultural uses, other uses generally associated with agriculture, single-family residential development on larger lots and related nonresidential uses. The overall purpose of this District is to preserve larger tracts of land for agricultural use, open space, recreation, and to allow for residential development at very low densities.

SECTION 4.20 USES PERMITTED BY RIGHT

Land and/or buildings in the AR District may be used for the following purposes as permitted uses:

- A. Farms for both general and specialized farming together with farm dwelling and buildings and other installation useful to farms, but excluding Intensive Farming Operations.
- B. Single-family dwellings.
- C. Adult foster care family home, provided that the home is not located closer than one thousand five hundred feet (1,500') from an existing or proposed foster care home, including group homes, but not including a State licensed residential facility caring for four (4) or less minors.
- D. Day Care Family Homes.
- E. Home occupations in accordance with the requirements of Section 2.140.
- F. Schools, churches, libraries, parks, playgrounds and community center buildings.
- G. Accessory buildings, structures and uses customarily incidental to any permitted or Special Land Use (where approved).

SECTION 4.30 SPECIAL LAND USES

Land and/or buildings in the AR District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 15.

- A. Outdoor entertainment and recreational facilities, country clubs, golf courses, riding stables, gun clubs and publicly-owned athletic grounds and parks and other similar uses, including related uses, such as snack bars, and small retail shops selling goods directly related to the primary use.
- B. Roadside stands for sale of produce grown on the premises.
- C. Commercial greenhouses and nurseries, when operated primarily as wholesaling operations and limited retail sales.
- D. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- E. Public or private campgrounds.
- F. Kennels.
- G. Bed and breakfast establishments.
- H. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires and underground utility systems.
- I. Intensive Livestock Operations.
- J. Multi-Use Recreation and Conference Centers.
- K. Windmills and wind-powered generators and apparatus (excluding those where the electricity or power generated) is used exclusively on the parcel where the structure is located.
- L. Open Space Preservation Development, in accordance with the provisions of Section 2.330.
- M. P.U.D.

SECTION 4.40 DISTRICT REGULATIONS

No building or structure, nor the enlargement of any building or structure, shall be hereafter erected and no lot shall be used or created unless the following minimum requirements are met and maintained in connection with the building, structure, or enlargement:

Front Yard	50 Feet
Side Yards	15 Feet one side/total 50 Feet
Rear Yard	50 Feet
Maximum Building Height	35 Feet
Lot Coverage	25%
Minimum Lot Area	10 Acres
Minimum Lot Width	330 Feet
Minimum Dwelling Unit Floor Area	Ground level - 850 ft. sq. 2 nd level (ground level) – 720 sq. ft. Minimum of 400 sq. ft. finished Tri-level, 2 lower floors - total 900 sq. ft.

Figure 4. 1