

## ZONING DISTRICT: A-1 (AGRICULTURAL)

*Permitted Uses* – Animal hospitals; boat houses and docks; cemeteries; churches; clubs; coastal zone sites; community homes; duplexes; farms and farm-related buildings; gardens; helistops; home occupations; kennels; low-intensive recreational facilities; modular homes; nurseries (horticultural); oil and gas exploration; oil and gas pump transfer stations; ponds; private airstrips; private schools (excluding trade and business); public uses; the sale of products grown on premises; single-family detached dwellings; single unit manufactured homes; stables; temporary building used in connection with construction for a period of six (6) months; and wildlife reservations.

*Permitted as Exceptions by Planning and Zoning Board* – Airports; bed and breakfast establishments; borrow-pits; communication towers; fourplexes; institutions; off-premise signs; outdoor shooting ranges; public and private schools; railroads; solid waste sites, excluding sanitary landfills; tri-plexes; and uses permitted in a C-1 (Light Commercial) zoning district.

*Permitted Signs* – On-premises signs shall conform to Article III, Division 10.

*Maximum Floor Area* – None

*Maximum Height of Main Building* – 35 feet

*Minimum Lot Area* –

Within the Urban Service Area:

- (1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be one-half (1/2) acre with a minimum of 100 feet of frontage.
- (2) Developments of ten (10) lots or less, with individual sewerage disposal systems, the minimum size of lots shall be:
  - (a) One-half (1/2) acre with minimum of 100 feet of frontage with public or community water.
  - (b) One-half (1/2) acre with minimum of 125 feet of frontage without public or community water.
- (3) Developments of more than ten (10) lots, with individual sewerage disposal systems, the minimum size of lots shall be:

(a) One (1) acre with minimum of 100 feet of frontage with public or community water.

(b) One (1) acre with minimum of 125 feet of frontage without public or community water.

**Outside the Urban Service Area:**

(1) Developments with a private community sewer system or public sewer system and with public water or community water, the minimum size of lots shall be 100 feet wide and one-half (1/2) acre.

(2) Developments with individual sewerage disposal systems, the minimum size of lots shall be:

(a) One (1) acre with minimum of 100 feet of frontage with public or community water.

(b) One (1) acre with minimum of 125 feet of frontage without public or community water.

*Yard Requirements –*

Front Yard – 30 feet

Side Yard – 10 feet on each side

Rear Yard – 15 feet