



# AGRICULTURAL ESTATES (AE)

Provide for a limited increase in the amount of small acreage development, including a controlled expansion of residential uses in appropriate locations throughout the county, in conformance with the County's General Development Plan, and in a manner that is compatible with agricultural uses. It is intended that the development of residences be on platted lots including appropriate limitations on uses as established by the owner/developer as part of the subdivision process.



## ALLOWED USES

### Agricultural & Agri-Business

- » Animal Husbandry
- » Commercial Feedlots
- » Crop Farming
- » Dairies
- » Furbearing Animal Production
- » Horse Stables
- » Horticultural Production
- » Truck Farms

### Residential Dwellings

- » Family Homes
- » Single-Family Dwelling

### Trade

- » Bed & Breakfast Lodging

### Institutional Uses

- » Cemeteries, Mausoleums, & Columbaria
- » Churches, Synagogues, Temples & Religious Shrines
- » Community Centers
- » Day Camp, Recreation
- » Nursery, Elementary & Secondary Schools
- » Parks & Public Open Space

### Telecommunication Towers & Facilities

- » Antennas on Existing Structures
- » Utility Substations

## ACCESSORY USES

### Residential Dwellings

- » Home Occupations

### Signs

- » On-Premise

## RESTRICTIONS

- » Restrictive Covenants (if applicable)
- » Floodplain Restrictions (if applicable)

## ZONING DISTRICT DIMENSIONAL STANDARDS

### Minimum Lot Area

- » 2 Acres (excludes ROW)

### Minimum Lot Width

- » 200 FT

### Front Yard Setback

- » 75 FT

### Side Yard Setback

- » 20 FT Principal Structure
- » 10 FT (Accessory Structure)

### Corner Side Yard Setback

- » 50 FT

### Rear Yard Setback

- » 50 FT (Principal Structure)
- » 10 FT (Accessory Structure)

### Maximum Height

- » 45 FT

## CONDITIONAL USES

**The following uses must first be reviewed by the Zoning Commission and APPROVED by the Board of Adjustment through the Conditional Use Permit Application Process.**

### Agricultural & Agri-Business

- » Kennels (for breeding dogs, cats, etc.)

### Residential

- » Accessory Second Home for Relative or Worker on property
- » Assisted Living Dwelling
- » Home Occupation (Truck Terminals)
- » Nursing Care Facility

### Trade

- » Campgrounds
- » Commercial Kennels
- » Feed & Seed Sales
- » Golf Courses
- » Golf Driving Range
- » Minature Golf
- » Pools & Water Recreation
- » RV Park
- » Veterinarian Offices

### Institutional

- » Cemeteries
- » Colleges, Businesses and Trade Schools
- » Fields for Competitive Athletic
- » Halfway House for Non-Penal Residents
- » Hospice Facility
- » Libraries & Museums
- » Licensed Day Care (Adult or Child)
- » Substance Abuse Counseling
- » Substance Abuse Treatment (In-Patient)

### Transportation, Communication & Public Services

- » Airport & Heliport
- » Ambulance Stations
- » Electric Wind Generator (Private Use)
- » Fire Stations
- » Pipelines
- » Police Stations
- » Rail Lines
- » Sewage Lagoon
- » Sewage Treatment for Subdivision
- » Sewage Treatment Plants
- » Telecommunication Towers
- » Water Storage Tanks

