

ARTICLE III
Agricultural District A-1

§ 148-19. Purpose.

This district covers the portions of the County which are occupied by various open uses, including farms, orchards, vineyards, forests, and parks. This district is established for the specific purpose of facilitating existing and future farming and forestry operations, conserving water and other natural resources, reducing soil erosion, protecting watersheds and reducing hazards from flood and fire. To ensure the success of the above goals, it is necessary to maintain as low a density of residential development as is reasonable. The character of this district should remain agricultural in nature, with residential, industry or small commercial business permitted only when it will benefit the immediate area without degrading the environment.

§ 148-20. Use regulations.

See § 148-5, Usages.

§ 148-21. Area regulations.

For lots containing or intended to contain permitted uses, the minimum lot area shall be one acre. Public water and sewer systems shall be exempt from area regulations.

§ 148-22. Setback.

Structures shall be located 35 feet or more from any street right-of-way which is 50 feet or greater in width or 60 feet or more from the center line of any street right-of-way less than 50 feet in width. This line shall be known as the "setback line."

§ 148-23. Frontage.

The minimum frontage for permitted uses shall be 125 feet at the building line.

§ 148-24. Yards.

- A. Side. The minimum side yard for the main structure and/or guest house shall be 10 feet, and the total width of the two required side yards shall be at least 20 feet. The minimum side yard for each accessory structure shall be four feet.
- B. Rear. The minimum rear yard for the main structure and/or guest house shall be 25 feet. The minimum rear yard for each accessory structure shall be eight feet.

§ 148-25. Height regulations.

- A. Buildings may be erected up to a maximum height of 35 feet. The height limit for buildings may be increased up to 10 feet, provided that there are two side yards for each permitted use, each of which is 10 feet or more, plus one foot or more of side yard for each additional foot of building height over 35 feet. Chimneys, flues, cooling towers, water towers, church spires, belfries, cupolas, flagpoles and radio, television or communications aerials/towers not normally occupied are excluded from this limitation.

- B. A public or semipublic building such as a school, church, library or hospital may be erected to a height in excess of 45 feet after public hearing and conditional approval by the Board of Supervisors.
- C. No accessory building which is within 10 feet of any lot line shall be more than one story high.

§ 148-26. Septic regulations.

- A. All lots recorded after October 1, 1989, where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department.
- B. All lots recorded prior to October 1, 1989, which do not have a Health Department permit issued prior to October 1, 1989, and where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department. If the Health Department cannot locate both drainfield sites, then only a primary site will be required.

§ 148-27. Signs.

Sign regulations shall conform to Article XII of this chapter.

§ 148-28. Minimum off-street parking.

Minimum off-street parking shall conform to § 148-142.

§ 148-29. Additional regulations for light industry.

- A. Before a conditional use permit shall be issued for a light industrial use, the plans, in sufficient detail to show the operations and processes, shall be submitted to the governing body for study. These plans may be referred to the Commission for recommendation. Modifications of the plans may be required.
- B. Permitted uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid masonry wall, a uniformly painted solid board fence or an evergreen hedge six feet in height. Public utilities and signs requiring natural air circulation, unobstructed view or other technical considerations necessary for proper operation may be exempt from this provision. This exemption does not include storing of any materials.
- C. Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards. Landscaping may be permitted up to a height of three feet and to within 50 feet from the corner of any intersecting streets.
- D. Sufficient area shall be provided to adequately screen permitted uses from adjacent business and residential districts and for off-street parking of vehicles incidental to the industry and its employees and clients.

- E. Buildings may be erected up to a height of 35 feet. For buildings over 35 feet in height, approval shall be obtained from the Zoning Administrator. Chimneys, flues, cooling towers, flagpoles, radio or communications towers or their accessory facilities not normally occupied by workers are excluded from this limitation. Parapet walls are permitted up to four feet above the limited height of the building on which the walls rest.
- F. Buildings or groups of buildings with their accessory buildings may cover up to 60% of the area of the lot, not to conflict with other provisions of this chapter.

§ 148-30. Additional regulations for clustering.

- A. Clustering allowed as a permitted use in the Agricultural District shall have a density equal to the area regulation set forth in § 148-21.
- B. Cluster developments shall have a net open space of at least 50% and shall contain no more than 35% impervious surface.
- C. Low-impact development (LID) practices shall be incorporated into the site design to maintain the predevelopment hydrology.
- D. A major water quality impact assessment shall be submitted to the Zoning Administrator.

§ 148-31. Special provisions for corner lots.

- A. The side yard on the side facing the side street shall be 35 feet or more for both main and accessory buildings.
- B. For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width of 100 feet or more.

§ 148-32. Exemption from rear yard regulations.

The following shall be exempt from the rear yard regulations:

- A. Marina, public or private, with or without restaurant.
- B. Seafood processing, commercial aquaculture.