

Section 1103. "AR-1" Agricultural Residential Districts:

District Intent: The purpose of this District is to provide for large Lot single family and Manufactured Home development in a rural environment. Limited non-commercial agricultural activity is permissible here. After the Effective Date of this Ordinance, no applications for reclassification to this Zoning District will be permitted.

(a) **Permitted Uses:**

- (i) One (1) Family Dwellings, including Manufactured Homes, and their customary uses.
- (ii) Non-commercial agricultural Uses, excluding Large Farm Animals. Small Farm Animals and livestock shall be kept fifty (50) feet from property lines.
- (iii) Home Occupations, Home Business Offices and Family Day Care Homes.
- (iv) Non-commercial Kennels.
- (v) Customary Accessory Buildings and Uses incidental to the above Permitted Uses and any Conditional Uses permitted by the County Commission.
(Revised-3/3/98)
- (vi) Clubs, Private (Revised - 3/13/12)

(b) **Conditional Uses:** The following Uses may be permitted in this District on a conditional basis upon approval by the County Commission: (Revised-3/3/98)

- (i) Churches.
- (ii) Unlighted, regulation-size or par three (3) golf courses, including normal club house and pro shop activities, and other business activity associated with country clubs.
- (iii) Schools.
- (iv) Public utilities substation or subinstallation

including water towers, provided that: (1) such Use is enclosed by a painted or chain-link fence or wall at least eight (8) feet in height above finished grade; (2) there is no office, Commercial operation or storage of Vehicles or equipment on the Premises; and (3) a landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility. (Minimum Lot area does not apply.)

- (v) Bed and Breakfast (Revised 1/6/04).
- (vi) Cemeteries.
- (vii) Large Farm Animals, provided they are kept by fencing no less than one hundred (100) feet from all property lines; and further provided that no more than one (1) large farm animal is kept per three-fourths (3/4) acre, excluding the area within the one hundred (100) foot perimeter of each lot. (Revised-5/1/07)
- (viii) Customary Accessory Buildings and Uses incidental to any approved Conditional Uses. (Revised-3/3/98)
- (ix) Group Homes (not more than four (4) residents). The lot must be one or more acres. (Revised-2/2/10)
- (x) Group Dwellings (not more than four (4) residents). The lot must be one or more acres. (Revised-2/2/10)
- (c) **Lot and Building Requirements:** There shall be no more than one (1) Principal Building per Lot. (Revised-3/3/98)
 - (i) **Principal Buildings:** For lot and building requirements see Section 1119. (Revised-3/3/98)
 - (ii) **Accessory Buildings:** For lot and building requirements see Section 1120. (Revised-3/3/98)

Section 1104. "R-30" Residential Districts:

District Intent: The purpose of this District is to provide for low to medium density single family development free from intrusion