

SECTION 11

(AG) AGRICULTURE DISTRICT

§154.11.1 Purpose

The Agriculture District is established to benefit and protect agricultural uses throughout the County. The intent of the Agriculture District is to protect those areas which are best suited to the pursuit of agriculture in order to ensure that agriculture will continue to be maintained as a long term land use and a viable economic activity within the County. The preservation of the County's rural character is also an aim of this district. Development may be permitted in this district in areas and at densities that are compatible with existing agricultural operations.

§154.11.2 Permitted Uses

The following uses are permitted uses in the AG District in accordance with the applicable regulations as set forth in this Ordinance: Permitted uses in 1 (one) district shall not be permitted in another district unless specifically stated. (03/18/08)

- A. Accessory structures and uses.
- B. Agriculture.
- C. Dwellings, single-family detached on a lot not less than two (2) acres.
- D. Dwellings, single-family detached on a zoning lot of record prior to the effective date of this ordinance.
- E. Governmental (essential).
- F. Greenhouse (non-commercial).
- G. Home Occupation, Type I and Type II. (9/18/12)
- H. Kennels, private, accessory to a residential use.
- I. Manufactured homes on a lot not less than two (2) acres, such manufactured home shall be a minimum of twenty-four feet in width and more than thirty-five feet in length, installed on a permanent foundation, and shall have brick, wood or cosmetically equivalent exterior siding and a pitched roof.
- J. Mobile homes on a lot not less than forty (40) acres may be occupied by the owner, operator, or direct relative (mother, father, sister, brother) of the farm.
- K. Roadside stands: for the temporary sale of farm produce.
- L. Signs in accordance with the provisions as set forth in the sign section.
- M. Stable (private).

§154.11.3 Special Uses

The following uses (not an all inclusive list) may be established by a special use permit in the AG district in accordance with procedures and standards set forth in Section 24. Those parcels with soils not considered Prime Farmland, as identified in the 1992 Woodford County Soil Survey pages 220 and 221, shall be more

favorably considered for development. (9/18/12) Community growth areas, as identified in the Comprehensive Land Use Plan, may be considered more favorably for special uses. (7/15/14) (7/21/15)

- A. Accommodation/Lodging
- B. Adult Business
- C. Agriculture Related Services
- D. Automotive Services
- E. Construction Services
- F. Domestic Services
- G. Institutions
- H. Manufacturing
- I. Planned Unit Development
- J. Professional Services
- K. Public Entertainment
- L. Recreational Facility
- M. Retail Facility
- N. Signs
- O. Transportation
- P. Utilities

§154.11.4 Minimum Lot Sizes

Except as provided by special use permit, all uses and structures in the Agriculture District shall have a minimum lot size of two (2) acres.

§154.11.5 Minimum Lot Width

Minimum lot width at the building setback line shall be 200 feet.

§154.11.6 Minimum Setbacks

The setback standards shall apply for principal and accessory structures:

A. Agricultural and Non-Agricultural Uses.

1. Front Yard.

- a. The minimum front yard dimension shall be determined according to the setback line provided for in Section §154.04.7.C of this Ordinance.

B. Non-Agricultural Uses, only.

1. Side Yard.

- a. Principal structures shall have a side setback of not less than 30 feet.
- b. Accessory structures shall have a side setback of not less than 15 feet.

2. Rear Yard.

- a. Principal structures shall have a rear setback of not less than 50 feet.
- b. Accessory structures shall have a rear setback of not less than 15 feet.

3. Height. The following height regulations shall apply in the AG District: (2/18/20)

- a. Principal structures not to exceed 45 feet to the peak of the roof.
- b. Accessory structures not to exceed 25 feet to the peak of the roof

§154.11.7 Maximum Coverage

The maximum allowable coverage of any lot in this district, by residential and agricultural structures, is limited to eight percent (8%) of the total lot size.