

SECTION 5. DISTRICT USE REGULATIONS

A. District Regulations. In the following established districts, a building or premise shall be used only for the following purposes:

(1) **A-1 Agriculture District**

Permitted Uses:

Agricultural Activity which shall include greenhouses and nurseries
Equine Boarding Facility for a maximum of six animals on a minimum 10-acre tract
Equine Ranch on a minimum 10-acre tract
Farm Dwelling
Home Occupation
Public Park
Bait House
Place of Worship
Public school, elementary and high, or private school having a curriculum equivalent to a public, elementary or high school and having no rooms regularly used for housing or sleeping purposes.

Livestock sales barn and stockyard provided that such activity is located at least 2,640 feet from R-S, R-SP, R-D, R-DP, R-M and/or R-MP zoning and from a recorded major subdivision.

Veterinary office or clinic or animal hospital provided, however, if the establishment is in a major recorded subdivision or is within 500 feet of a residentially developed area or an existing R-S, R-SP, R-D, R-DP, R-M or R-MP Zoning District all animals that are treated or cared for shall be kept within a sound-proofed, air conditioned building; no odor shall be perceptible at the boundary of the premises; and the noise outside the building shall not exceed that of average daily traffic measured at the lot line.

Family Day Care Home (maximum of six children) and Group Day Care Home (maximum of ten children) provided that the Day Care Home is (1) in compliance with all state regulations and (2) meets all the criteria for a Home Occupation.

Single-Family Dwelling, on a Lot of Record recorded prior to December 27, 1973 or on a lot having a minimum area of 10 acres.

Conditional Uses:

Kennel or Hobby Kennel
Equine Boarding Facility for more than six animals on a minimum 10-acre tract
Animal Training Facility on a minimum 10-acre tract
Riding School
Airport
Transmission facility
Privately operated outdoor recreational facility
New cemetery, human or animal, or enlargement of existing cemetery
Private family cemetery
Farm implement sales and service, and other agribusiness uses oriented to and exclusively serving the agricultural community
Livestock sales barn and stockyard
Water Tower, sewage lagoon or mechanical treatment plant where not approved under County Subdivision Regulation
Sanitary landfill operated by a public agency
Mobile Home not meeting the provisions of Section 4A. (9) of this ordinance
Rock quarry on a minimum of 40 acres
Permanent asphalt, cement or concrete plant provided the plant is located within the property boundary of a rock quarry producing a minimum average of 1,000 tons of rock per operating day
Portable asphalt, cement or concrete plant used for a specific construction project
Creek or river gravel recovery operation
Bed and Breakfast
Seasonal deer/game processing

(2) **A-1P Planned Agriculture 1 District**

A Planned Residential Development approved in accordance with the provisions of Section 6.

(3) **A-2 Agriculture District**

Permitted Uses:

Any permitted use of the A-1 District, provided however, a Single-Family Dwelling shall, in addition to the provisions of the A-1 District, be permitted on a lot or tract having a minimum area of two and one half acres

Conditional Uses:

Any conditional use of the A-1 District

(4) **A-2P Planned Agriculture 2 District**