

SECTION 412. "AR-20" ZONE, AGRICULTURAL RESIDENTIAL.

A. PURPOSE.

This district is intended to promote and preserve agricultural areas, open spaces and low density residential development. Regulations and property development standards are designed to protect the open space character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes on large lots (20,000 Sq. Ft. minimum) and low intensity agriculture.

B. PERMITTED USES.

1. One (1) single-family dwelling. Mobile homes are prohibited.
2. Noncommercial farming and agriculture, not including the keeping of livestock.
3. Keeping of large animals such as cattle and horses, but not to exceed one head per 20,000 Sq. Ft. of lot area. Swine and goats are prohibited except as allowed by Section 404.0.2. All such animals shall be owned by members of the family occupying the premises.
4. The keeping of fowl.
5. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
6. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
7. Publicly owned and operated parks and recreation areas.
8. Home occupations.
9. Churches or similar places of worship.
10. Schools: Public and private elementary and high.
11. Colleges, universities and professional schools.

C. CONDITIONAL USES.

1. One (1) guest house provided the minimum lot area is one (1) acre.
2. Hospitals.
3. Cemeteries.
4. Public utility buildings, structures or appurtenances thereto for public service use. Extension of public service lines in public or private right-of-way is exempt from this requirement.

5. Temporary home and land sales offices and model homes, provided they are located within the same subdivision as that land or homes which are offered for sale.
6. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: 20,000 Sq. Ft.
2. Minimum Average Lot Width: 100 Ft.
3. Minimum Lot Frontage: 50 Ft.
4. Maximum Lot Coverage: 40%
5. Minimum Front Yard:
 - a. 30 Ft.
 - b. Where lots have a double frontage on two streets, the required front yard shall be provided on both streets.
6. Minimum Side Yard:
 - a. 10 Ft.
 - b. Where a side lot line abuts a street, there shall be a side yard of not less than 20 Ft.
7. Minimum Rear Yard:
 - a. 20 Ft.
 - b. Where the rear lot line abuts an alley, the required rear yard shall be measured from the center line of the alley.
8. Maximum Building Height: 2 ½ stories, but not to exceed 35 Ft., except under Conditional Use Permit.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING

The provisions of Section 406 shall apply.

H. PLAN REVIEW.

The provisions of Section 303 shall apply to all single-family residences.

I. DEVELOPMENT REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences.