

SECTION 10.1 A-2 (AGRICULTURAL-TWO) ZONE**A. PERMITTED USES:**

1. Agricultural uses;
2. Single-family residential dwellings (detached);
3. Sale of products that are raised, produced, and processed on the premises, provided that no roadside stands of any type for the sale or display of agricultural products shall be permitted within fifty (50) feet from any road or highway;
4. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises;
5. Stables and riding academies.
6. Qualified manufactured homes, subject to the compatibility standards established in Section 9.32 of this ordinance.

B. ACCESSORY USES:

1. Customary accessory buildings and uses;
2. Fences and walls, as regulated by Article XIII;
3. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance;
4. Signs, as regulated by Article XIV.

C. CONDITIONAL USES: The following uses or any customary accessory buildings and uses, subject to the approval by the board of adjustments, as set forth in Sections 9.14 and 18.7 of this ordinance:

1. Cemeteries;
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street;
3. Governmental offices;
4. Nursery schools;
5. Police and fire stations, provided they are located adjacent to an arterial street;
6. Public and parochial schools;
7. Veterinarians' offices and large and small animal clinics;
8. Automobile junk yards, as provided for in Section 9.9 of this ordinance, provided all such storage is entirely within an enclosed fence or wall, meeting the requirements of Section 13, or properly screened according to the requirements of Section 9.17;
9. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries;
10. Recreational uses, other than those publicly owned and/or operated, as follows:

- a. Golf courses;
 - b. Country clubs;
 - c. Swimming pools;
 - d. Tennis courts/clubs;
 - e. Fishing lakes;
 - f. Gun clubs and ranges;
11. Contractors' offices and storage of machinery and equipment only provided all such storage is entirely within an enclosed fence or wall, meeting the requirements of Section 13, or properly screened according to the requirements of Section 9.17;
 12. Sanitary landfills, as regulated by Section 9.27 of this ordinance;
 13. Funeral homes, providing they are located adjacent to an arterial street.
 14. Bed and breakfast establishments
- D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:
1. Minimum Lot Area - Five (5) acres.
 2. Minimum Lot Width at Building Setback Line - Four hundred (400) feet.
 3. Minimum Front Yard Depth - Seventy-five (75) feet.
 4. Minimum Side Yard Width on Each Side of Lot - Seventy-five (75) feet.
 5. Minimum Rear Yard Depth - Thirty-five (35) feet.
 6. Maximum Building Height - Thirty-five (35) feet.
- E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:
1. Minimum Lot Area - Three (3) acres.
 2. Minimum Lot Width at Building Setback Line - Three hundred (300) feet.
 3. Minimum Front Yard Depth - Seventy-five (75) feet.
 4. Minimum Side Yard Width on Each Side of Lot - Seventy-five (75) feet.
 5. Minimum Rear Yard Depth - Seventy-five (75) feet.
 6. Maximum Building Height - Thirty-five (35) feet.
- F. OTHER DEVELOPMENT CONTROLS:
1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
 2. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.
 3. The following shall apply to bed and breakfast establishments:
 - a. The owner shall live in the dwelling unit and operate the bed and breakfast establishment.
 - b. Food service may be provided for resident guests only.

- c. No exterior alterations and/or additions shall be permitted for the purpose of increasing the number of guest rooms.
- d. Interior alterations should maintain the unique characteristics of the structure, if possible.
- e. One parking space per guest room and two parking spaces for the owner shall be provided on site. Parking shall be limited to the side and rear yards, screened from adjacent properties with a six (6) foot high masonry or wood fence, or dense vegetation.
- f. A site plan, as regulated by Section 9.19 of this ordinance, shall be required.