

3.03.03. - AC-2—Agriculture/forestry district.

- A. *Purpose and intent.* The purpose and intent of the AC-2 agriculture/forestry district is to preserve valuable agricultural and forestry land for those uses and to protect land best suited for agricultural/forestry uses from the encroachment of incompatible land uses.
- B. *Permitted principal uses and structures.*
1. Single-family dwellings or mobile homes.
 2. All bona fide agricultural/forestry pursuits, including dairies and dairy products, livestock, poultry, horticultural products which are raised on the premises. However, sales shall be permitted only from structures on private property conforming to all applicable codes or regulations.
 3. Agriculture, forestry, livestock and poultry production. All animals (except those generally recognized as pets) shall be kept in a structure, pen or corral. No structure (excluding fenced areas) containing poultry or livestock and no storage of manure or odor- or dust-producing substance or use shall be located within one hundred (100) feet of a district boundary.
 4. Agriculture or farming, including horticulture, plant nurseries, market gardening, field crops and orchards and home gardens, provided no structure (excluding fenced areas) containing odor- or dust-producing materials, shall be located within one hundred (100) feet of a property or district boundary.
 5. Cemeteries.
 6. Home occupations (subject to special exception regulations for home occupations as outlined in subsection 3.07.03G).
 7. Short-term vacation rentals.
- C. *Permitted special exceptions.*
1. Horse farms and riding stables.
 2. Feed and seed processing, storage, retail or wholesale sales.
 3. Aquaculture.
 4. Mining, shell or soil extraction, gas and oil wells.
 5. Wholesale or retail fertilizer sales .
 6. Class III landfill (D. E. R. permit required).
- D. *Dimensional requirements.*
1. Minimum lot size—Twenty (20) acres.
 2. Minimum lot width—Four hundred (400) feet.
 3. Minimum setback requirements for structures:

Front yard—Fifty (50) feet.

Rear yard—Fifty (50) feet.

Side yard interior lot—Twenty-five (25) feet.

Side yard abutting any street—Fifty (50) feet.

4. Maximum building height: No maximum
5. Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed twenty-five (25) percent.
6. Minimum living area:
 - Six hundred (600) square feet for single-family dwellings.
 - Six hundred (600) square feet for mobile homes.

E. *Off-street parking and loading requirements.* None.

(Ord. No. 2015-02, § 2.A.3 , 2-19-15; Ord. No. 2016-01, § 2A.3, 1-11-16)