

Sec. 15-1-50. AR-43, Agricultural-Residential (forty-three thousand square feet)

- (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 (forty-three thousand (43,000) square feet minimum) and low intensity agricultural.
- (B) *Permitted uses.*
- (1) One single-family dwelling or one manufactured home.
 - (2) Farming and agriculture, including the raising of crops.
 - (3) The keeping of animals such as cattle, horses, sheep and goats but not to exceed one head per twenty thousand (20,000) square feet of fenced pasture area, provided such animals are kept no closer than one hundred (100) feet from any zoning district boundary except GA-5 or AR-43 zones.
 - (4) The keeping of fowl, provided such animals are kept no closer than one hundred (100) feet from any zoning district boundary except GA-5 or AR-43 zones (refer to General Provisions, Section 15-1-44 (N), Animals and Pets).
 - (5) Customary accessory uses and buildings, provided such uses are incidental to the principal use. Accessory buildings shall not be permitted in any required yard setbacks. Any accessory building requiring a building permit shall be of conventional construction or, if metal, shall be architecturally altered to the satisfaction of the planning and zoning director. For properties greater than two (2) acres in area metal buildings shall not require alteration.
 - (6) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - (7) Publicly owned and operated schools, parks and recreation uses.
 - (8) Home occupations.
- (C) *Conditional uses.*

- (1) A second single-family residence (may be attached) provided the total intensity of land use shall be a minimum of forty-three thousand (43,000) square feet of lot area per dwelling unit.
 - (2) Places of worship, fraternal, social facilities, meeting halls and similar uses.
 - (3) Public utility buildings, structures, or appurtenances thereto for public service use.
 - (4) Public and quasi-public facilities which provide essential services including hospitals, police and fire stations and substations, and cemeteries.
 - (5) Private schools.
 - (6) Temporary home and land sales offices provided they are located within the same subdivision as the land and homes that are offered for sale.
 - (7) Golf, rod and gun, tennis, and country clubs.
 - (8) Bed and breakfast.
- (D) *Property development standards.*
- (1) Minimum lot area: Forty-three thousand (43,000) square feet.
 - (2) Minimum average lot width: One hundred (100) feet.
 - (3) Minimum lot frontage: Forty (40) feet
 - (4) Maximum lot coverage: Forty (40) percent.
 - (5) Maximum number of accessory buildings: Two (2) for properties less than two (2) acres in area. For properties greater than two (2) acres in total area the number of accessory buildings may be increased through the approval of a Conditional Use permit.
 - (6) Maximum accessory buildings coverage: No greater than 50% of the primary dwelling unit (unless approved through a Conditional Use Permit).
 - (7) Minimum front yard: Thirty (30) feet. Where lots have a double frontage, the thirty-foot yard shall be provided on both streets.

- (8) Minimum side yard: Ten (10) feet, except where a side lot line abuts a street there shall be a side yard of not less than thirty (30) feet.
- (9) Minimum rear yard: Twenty (20) feet.
- (10) Maximum building height: Not to exceed thirty-five (35) feet.
- (E) *General provisions.* The provisions of section 15-1-44 shall apply.
- (F) *Signs.* The provisions of section 15-1-45 shall apply.
- (G) *Parking and loading.* The provisions of section 15-1-46 shall apply.
- (H) *Plan review.* The provisions of section 15-1-33 shall apply to all uses.

(Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03)

Note—See the editor's notes following § 15-1-47.