

DIVISION 6. AGRICULTURAL, GENERAL, DISTRICT A-2

Sec. 66-321. Statement of intent.

Generally, the A-2 general agricultural district covers the portion of the county into which urban-type development could logically expand as the need occurs. As a general rule, it surrounds residential sections. Domestic water and sewerage facilities, police and fire protection, and other services necessary to accommodate urban-type development already exist in the district or can be economically extended as urbanization takes place. The A-2 general agricultural district is established for the specific purpose of providing for the orderly expansion of urban development into territory surrounding incorporated areas within or adjacent to the county, confining such development to such locations as can feasibly be supplied urban-type facilities, and discouraging the random scattering of residential, commercial and industrial uses into the area.
(Code 1997, § 66-361)

Sec. 66-322. Permitted uses and accessory uses and structures.

(a) *Permitted uses.* In the A-2 district, structures to be erected or land to be used shall be for one or more of the following permitted uses:

- (1) Agriculture, general farming, dairying, greenhouses and forestry.
- (2) Beauty shops and barbershops.
- (3) Cemeteries.
- (4) General stores, gift and antique shops and small handicraft shops having less than 1,500 square feet of total floor area and no more than six paid employees. Small handicraft shops include but are not limited to woodworking, upholstery, framing, glass blowing and ceramic shops.
- (5) Home occupations conducted by the occupant.
- (6) Lodges and private clubs.
- (7) Parks, playgrounds, preserves and conservation areas.
- (8) Professional offices (within occupant's dwelling).
- (9) Schools and churches.
- (10) Single-, two- and multiple-family dwellings, including manufactured homes, provided that no manufactured home shall be used for business purposes in the A-2 district except for home occupations as defined by this chapter and subject to the provisions of article XI, division 2 of this chapter.
- (11) Small boat docks (with repair).
- (12) Townhouses, if public water and public sewer systems are available.

(13) Utilities and public services as follows:

- a. Poles, overhead and underground lines, distribution transformers, meters, street lighting and related appurtenances necessary for the transmission and distribution of electric and telecommunication services, electrical power substations, electrical power transmission towers, telecommunication switching facilities and telecommunication towers and antennas.
- b. Underground pipes and lines, manholes, pumping and booster stations, meters and related appurtenances necessary for the transmission and distribution of potable water, wastewater collection, and natural gas transmission and distribution.
- c. Solid waste disposal convenience station operated by the county after a public hearing shall have been held by the board of supervisors.

(14) Veterinary and related services.

(b) *Accessory uses and structures.* No accessory structure may be closer than five feet to any property line. The following accessory uses and structures are permitted in the A-2 district:

- (1) Church bulletin boards and identification signs.
 - (2) Directional signs, business signs and home occupation signs.
 - (3) Garages. However, garages or other accessory structures such as carports, porches and stoops attached to the main building shall be considered part of the main building.
 - (4) Off-street parking as required in this chapter.
- (Code 1997, § 66-362; Ord. No. 98-7, § 1(66-362), 7-27-1998; Ord. No. 99-4, § 1(66-362), 6-8-1999; Ord. No. 2000-01, § 1(66-362), 4-11-2000)

Sec. 66-323. Special exception uses.

In the A-2 district, the following uses or structures may be permitted only if approved for the issuance of a special exception as provided in this chapter:

- (1) Airports.
- (2) Fire department offices and facilities, emergency medical rescue squad offices and facilities, law enforcement offices and facilities and other governmental offices and facilities.
- (3) Golf courses.
- (4) Group homes and day care centers.
- (5) Hotels and restaurants.
- (6) Land application of human waste sludge or industrial sludge pursuant to chapter 30, article VI.
- (7) Nonagriculturally related storage facilities having a single story and no more than 2,000 square feet in floor area.

- (8) Off-site uses related to airport safety as defined in section 66-695.
 - (9) Rest homes.
 - (10) Sawmills, planing mills, agriculturally related businesses, small businesses in general, and light industry.
 - (11) Water and wastewater treatment plants.
- (Code 1997, § 66-362; Ord. No. 98-7, § 1(66-362), 7-27-1998; Ord. No. 99-4, § 1(66-362), 6-8-1999; Ord. No. 2000-01, § 1(66-362), 4-11-2000)

Sec. 66-324. Area regulations.

The lot area for each permitted use in the A-2 district shall be as follows:

- (1) A minimum of one acre with no public water or sewer.
 - (2) A minimum of 30,000 square feet with public water.
 - (3) A minimum of 15,000 square feet with public sewer and water.
- (Code 1997, § 66-363)

Sec. 66-325. Setback regulations.

Structures in the A-2 district shall be 35 feet or more from any street right-of-way that is 50 feet or greater in width or 60 feet or more from the centerline of any street right-of-way less than 50 feet in width, except that signs advertising the sale or rent of premises may be erected up to the property line. This shall be known as the "setback line."

(Code 1997, § 66-364)

Sec. 66-326. Frontage regulations.

The minimum frontage for permitted uses in the A-2 district shall be 100 feet at the setback line.

(Code 1997, § 66-365)

Sec. 66-327. Yard regulations.

- (a) *Side.* The minimum side yard for each main structure in the A-2 district shall be 15 feet, and the total width of the two required side yards shall be 35 feet or more.
 - (b) *Rear.* Each main structure in the the A-2 district shall have a rear yard of 35 feet or more.
- (Code 1997, § 66-366)

Sec. 66-328. Height regulations.

Buildings in the A-2 district may be erected up to 35 feet in height; except that:

- (1) The height limit for dwellings may be increased up to 45 feet and up to three stories, provided there are two side yards for each permitted use, each of which is 15 feet or more, plus one foot or more of side yard for each additional foot of building height over 35 feet.

DIVISION 10. RESIDENTIAL, GENERAL, DISTRICT R-2

Sec. 66-421. Statement of intent.

The R-2 general residential district is composed of certain medium to high concentration of residential uses, ordinarily located between residential and commercial areas, plus certain open areas where similar development appears likely to occur. The regulations for the R-2 general residential district are designed to stabilize and protect the essential characteristics of the district; to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with some children; and to permit certain commercial uses of a character unlikely to develop general concentration of traffic, crowds of customers, and general outdoor advertising. To these ends retail activity in the R-2 general residential district is sharply limited, and this district is protected against encroachment of general commercial or industrial uses. All residential types of structures for both permanent and transient occupancy, including institutions, are permitted, plus structures for commercial uses conforming to the pattern of the district. The R-2 general residential district is not completely residential as it includes public and semipublic, institutional and other related uses. However, the R-2 general residential district is basically residential in character and, as such, should not be spotted with commercial and industrial uses.

(Code 1997, § 66-481)

Sec. 66-422. Permitted uses and accessory uses and structures.

(a) *Permitted uses.* In the R-2 district, structures to be erected or land to be used shall be for one or more of the following permitted uses:

- (1) Clubs and lodges.
- (2) Home occupations conducted by the occupant.
- (3) Parks and playgrounds.
- (4) Professional offices.
- (5) Schools and churches.
- (6) Single-family, two-family, and multifamily dwellings.
- (7) Tourist homes, roominghouses and boardinghouses.
- (8) Townhouses, if public water and public sewer systems are available.
- (9) Utilities and public services as follows:
 - a. Poles, overhead and underground lines, distribution transformers, meters, street lighting and related appurtenances necessary for the transmission and distribution of electric and telecommunication services, with the exception of telecommunication towers.

- b. Telecommunication towers and antennas used exclusively by public or private schools or educational institutions for the receipt and transmission of data solely for educational purposes shall be permitted by right subject to compliance with the provisions of article X of this chapter.
- c. Underground pipes and lines, manholes, pumping and booster stations, meters and related appurtenances necessary for the transmission and distribution of potable water, wastewater collection, and natural gas transmission and distribution.

(b) *Accessory uses and structures.* No accessory structure may be closer than five feet to any property line. The following accessory uses and structures are permitted in the R-2 district:

- (1) Church bulletin boards and identification signs.
 - (2) Directional signs, business signs and home occupation signs.
 - (3) Garages. However, garages or other accessory structures such as carports, porches and stoops attached to the main building shall be considered part of the main building.
 - (4) Off-street parking as required in this chapter.
- (Code 1997, § 66-482; Ord. No. 99-4, § 1(66-482), 6-8-1999; Ord. No. 2000-01, § 1(66-482), 4-11-2000)

Sec. 66-423. Special exception uses.

In the R-2 district, the following uses or structures may be permitted only if approved for the issuance of a special exception as provided in this chapter:

- (1) Day care center, including a day care center as home occupation.
 - (2) Electrical power substations and telecommunication switching facilities.
 - (3) Fire department offices and facilities, emergency medical rescue squad offices and facilities, law enforcement offices and facilities and other governmental offices and facilities.
 - (4) General hospitals.
 - (5) Golf courses.
 - (6) Horse barn as an accessory use, noncommercial, to an on-site residential dwelling with a minimum of five acres of land.
 - (7) Rest homes and group homes.
 - (8) Water and wastewater treatment plants.
- (Code 1997, § 66-482; Ord. No. 99-4, § 1(66-482), 6-8-1999; Ord. No. 2000-01, § 1(66-482), 4-11-2000)

Sec. 66-424. Area regulations.

The lot area for each permitted use in the R-2 district shall be as follows:

- (1) A minimum of one acre with no public water or sewer.
 - (2) A minimum of 30,000 square feet with public water.
 - (3) A minimum of 15,000 square feet with public sewer and water.
- (Code 1997, § 66-483)

Sec. 66-425. Setback regulations.

Structures in the R-2 district shall be located 35 feet or more from any street right-of-way that is 50 feet or greater in width or 60 feet or more from the centerline of any street right-of-way less than 50 feet in width, except that signs advertising sale or rent of premises may be erected up to the property line. This shall be known as the "setback line."

(Code 1997, § 66-484)

Sec. 66-426. Frontage regulations.

For permitted uses in the R-2 district, the minimum lot width at the setback line shall be 80 feet, and for each additional permitted use there shall be at least ten feet of additional lot width at the setback line.

(Code 1997, § 66-485)

Sec. 66-427. Yard regulations.

(a) *Side.* The minimum side yard for each main structure in the R-2 district shall be ten feet, and the total width of the two required side yards shall be 25 feet or more.

(b) *Rear.* Each main structure in the R-2 district shall have a rear yard of 25 feet or more.

(Code 1997, § 66-486)

Sec. 66-428. Height regulations.

Buildings in the R-2 district may be erected up to 35 feet in height from grade, except that:

- (1) The height limit for dwellings may be increased up to ten feet and up to three stories, provided there are two side yards for each permitted use, each of which is ten feet or more plus one foot or more of side yard for each additional foot of building height over 35 feet.
- (2) A public or semipublic building such as a school, church, library or hospital may be erected to a height of 60 feet from grade, provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.
- (3) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

(4) No accessory building which is within ten feet of any party lot line shall be more than one story high. All accessory buildings shall be less than the main building in height.
(Code 1997, § 66-487)

Sec. 66-429. Special provisions for corner lots.

(a) Of the two sides of a corner lot in the R-2 district, the front shall be deemed to be the shorter of the two sides fronting on streets.

(b) The side yard on the side facing the side street in the R-2 district shall be 35 feet or more for both main and accessory buildings.

(c) For subdivisions platted after December 31, 1971, each corner lot in the R-2 district shall have a minimum width at the setback line of 100 feet.

(d) No sign, fence, wall, hedge, planting or other obstruction to vision, extending to a height in excess of three feet above the established street grade, shall be erected, planted or maintained in the R-2 district within the area of a corner lot that is included between the lines of the intersecting streets and a straight line connecting them at points 20 feet distant from the intersection of the street lines.

(Code 1997, § 66-488)

Secs. 66-430—66-445. Reserved.