

**ARTICLE 5                    A-3 AGRICULTURE**

**500    PURPOSE**

The purpose of the A-3 Agriculture District is to provide areas that consist of large parcels of commercially cultivated land, orchards, farms, and single family dwellings. This district is established for low-density single family dwellings on lots one (1) acre in size or larger.

**501    PERMITTED USES**

The following uses are permitted in A-3 Agriculture District:

Accessory Dwelling Unit	Dwelling, single family	Public Service Facility
Accessory structure	Forestry	Public use
Accessory use	Permanently sited manufactured home	Roadside stand, Farm market
Agriculture	Ponds	Stabling

**502    CONDITIONAL USES**

The following may be approved by the BZA pursuant to Article 25-Conditional Use:

Airport	Greenhouse, Nursery	Oil, Gas well
Animal Care Facility	Golf Course	Residential Care Facility
Bed and Breakfast	Home Occupation	Seasonal residence
Campground	Kennel, private	Semi-public use
Cemetery	Non-commercial recreational facility	Telecommunication tower

**503 DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the A-3 Agriculture District must meet the requirements of Article 22-Supplemental Regulations, Section 2224-Setbacks for Major Roadways, and the following minimum lot and main building setback requirements and standards:

Lot area:	One acre
Width:	150 feet
Front:	60 feet
Rear:	60 feet
Side:	20 feet
1 story floor area:	900 square feet
2+ story floor area:	1,200 square feet
Maximum dwelling height:	45 feet
Maximum accessory height:	30 feet

Corner lots shall have the required front setback on both street frontages.

**504 TRIP GENERATION**

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineers (ITE) Generation Manual shall submit a Traffic Impact Study. See Article 28-Access Management.