

SECTION 6.6 A-5 MINI-FARM DISTRICT

6.61 Intent and Purpose.

This District is intended to provide for very low-density single-family residential development and the conversion of older farm dwellings to two-family units in predominantly rural areas in order to maintain, to some degree, the agricultural character of the property. These lands are best suited for small farm units, i.e., truck farms, horse farms, hobby farms, orchards and other similar agriculturally-related activities and usually contain a predominance of U.S.D.A. defined statewide significant category soils or prime category soils on parcels which do not qualify for agricultural preservation zoning or in areas which have an existing pattern of scattered or low-density residential development. Such a District is intended to be used to implement the County or Regional Land Use Plan category entitled "other Agricultural or Rural Land".

(Section 6.61 was amended by Enrolled Ordinance 171-38, effective 9/28/16.)

6.62 Use Regulations.

(1) Permitted Uses:

(A) Any use permitted in the A-1 Agricultural District.

(B) Two-family uses in converted farm dwellings existing on the date of adoption of this Ordinance (February 26, 1959) subject to issuance of a Conditional Use Permit contained in Section 3.08(7)(N).

(2) Permitted Accessory Uses:

Any of those Accessory Uses permitted in the A-1 Agricultural District.

(Section 6.62 was amended by Enrolled Ordinance 171-38, effective 9/28/16.)

(Section 6.62 was amended by Enrolled Ordinance 175-18, effective 8/12/20.)

6.63 Building Location.

(1) Road Setback:

(A) Fifty (50) feet minimum, with the following exceptions for setbacks when measured from a Local Road:

1. Thirty-five (35) feet minimum if the Lot is part of a subdivision recorded after October 1, 2016.
2. Thirty-five (35) feet minimum if the Lot is served by sewer.

(B) Additional regulations and exceptions from Section 3.09(1) apply.

(2) Wetland Setback:

(A) Seventy-five (75) feet minimum.

(B) Additional regulations and exceptions from Section 3.09(2) apply.

(3) Offset:

(A) Thirty (30) feet minimum.

- (B) Not less than fifty (50) feet from an adjacent property line for any Building housing Livestock, Poultry or other animals. This does not include doghouses.
- (C) Additional regulations and exceptions from Section 3.09(3) apply.

(Section 6.63(2)(B) was amended by Enrolled Ordinance 161-13, effective 09/04/06.)
(Section 6.63 was amended by Enrolled Ordinance 171-38, effective 9/28/16.)

6.64 Height Limitations.

The regulations and exceptions of Section 3.10 apply.

(Section 6.64(1) was amended by Enrolled Ordinance 159-69, effective 1-17-05.)
(Section 6.64 was amended by Enrolled Ordinance 171-38, effective 9/28/16.)

6.65 Area Regulations.

(1) Floor Area and Building Footprint:

- (A) Minimum Floor Area required for Single-family Dwelling:
 - 1. First floor: Eight hundred fifty (850) square feet.
 - 2. Total: Eleven hundred (1,100) square feet.
- (B) Maximum Building Footprint permitted:
Ten percent (10%) or eleven (1,100) square feet, whichever is greater.
- (C) Additional regulations and exceptions from Section 3.11 apply.

(2) Lot Size:

- (A) Minimum area: Five (5) acres.
- (B) Minimum average width: Three hundred (300) feet.

(Section 6.65 was amended by Enrolled Ordinance 171-38, effective 9/28/16.)