

A-3 AGRICULTURAL / RURAL RESIDENTIAL (title – 2-8-00, Ord. No. 99-28.)

Purpose. The purpose of the A-3 Agricultural/Rural Residential District is to allow limited rural residential development on lands in predominantly agricultural areas that are not suited for agricultural production or, due to the proposed location, would have limited impact on agricultural production. Lots are limited in number, size and location to minimize the impacts associated with the rural residential development. Residents of this district may experience conditions associated with farming that are not necessarily compatible with rural residential use. This district may be considered within the Agricultural Preservation, Rural Hamlet, Environmental Corridor and Urban Services sections of the plan. (Amended 2-8-00, Ord. No. 99-28.)

Principal Uses. (12-21-82, Ord. No. 11.)

- a. Single family dwelling.
- b. Mobile homes on foundations.
- c. Group home in single family dwellings, 8 or fewer occupants.

Accessory Uses. (12-21-82, Ord. No. 11.)

- a. Garage, residential.
- b. On-site parking and storage.
- c. Residential accessory uses.
- d. Home occupations and professional home office, accessory. (4-16-85, Ord. No. 85-4.)
- e. Home child care.
- f. Household pets.
- g. Raising/keeping of farm animals provided that parcel is 2.0 acres or larger and number of animals will not exceed one animal unit per 1.0 acre. (Amended 2-8-00, Ord. No. 99-28.)
- h. Growing of field crops.
- i. Roadside stands.
- j. Local utilities.

Conditional Uses. (12-21-82, Ord. No. 11)

- a. Duplex
- b. Non-local utilities.
- c. Kennels.
- d. Home occupations, conditional.
- e. Public and semi-public uses.

Minimum Lot Area. One (1) acre. (Amended 2-8-00, Ord. No. 99-28.)

Minimum Width. One hundred fifty (150) feet.

Minimum Depth. Two hundred (200) feet.

Minimum Yards. Front – Section 11.07(d)2. Rear – 20 feet each. (Am. 4-21-87, Ord. No. 87-03.)

Maximum Lot Area. Two (2) acres, with possible lot combinations for larger area in non-prime and prime agricultural land lots. A lot combination may be considered by the Committee in an environmental corridor if enough non-prime agricultural land is available, even though the maximum number of lots may have been reduced due to environmental corridor density provisions described in A-3 Maximum Number of Lots section (i.e. one six-acre lot may be substituted for three two-acre lots in non-prime land or one four-acre lot may be substituted for two two-acre lots in prime lands upon Planning and Zoning Committee and County Board approval). Acreage may be exceeded for existing homes and associated driveways that predate this provision if necessary to accommodate the home upon town and County Board approval. Lot area around the home shall not exceed the maximum acreage allowed by this section. (2-8-00, Ord. No. 99-28.)

Maximum Lot Coverage By Buildings. Maximum lot coverage by principal and accessory structures not to exceed thirty (30) percent of existing lot area. (4-16-85, Ord. No. 85-4.)

Maximum Number of Lots. Three (3) non-prime agricultural land A-3 lots or one (1) or two (2) prime agricultural land A-3 lot(s) with clustering recommended. The number of possible prime agricultural land lots is based on the amount and configuration of land owned (see the lot chart below). With less than fifty (50) acres, one (1) prime agricultural land lot is possible. With fifty (50) acres or more, two (2) prime agricultural land lots are possible. The minimum amount of prime agricultural land shall be utilized when approving the prime lot option. If an option is utilized to mix non-prime and prime agricultural land lots, the prime agricultural land maximum lot numbers shall apply. A-3 lots created since the 1977 adoption of the A-3 zoning district shall also be taken into account when determining how many A-3 lots may be available. All parcels of record may propose the maximum number of lots described in this section unless the number of lots has been reduced due to A-3 lots being created from the parent parcel predating the parcel of record. Each parcel of record would have the possibility of at least one A-3 lot upon committee review and County Board approval. Existing A-3 lots created since 1977 shall not be further redivided so as to create additional lots. A-3 lots proposed for dwellings constructed prior to December 13, 1977 do not count as having utilized an A-3 lot division. (2-8-00, Ord. No. 99-28.)

A-3
AGRICULTURAL/RURAL RESIDENTIAL DISTRICT
LOT CHART

PARCEL OF RECORD SIZE AT TIME OF ORDINANCE AMENDMENT	PRIOR A-3 SPLITS FROM PARENT PARCEL	(MAY USE ONE OR THE OTHER)	
		NON-PRIME LOTS AVAILABLE	PRIME LOTS AVAILABLE
Less Than 50	3	1	1
”	2	1	1
”	1	2	1
”	0	3	1
50 or Greater	3	1	1
	2	1	1
	1	2	1
	0	3	2

(2-8-00, Ord. No. 99-28.)