

# DEFINITIONS

**AGRICULTURAL STRUCTURE:** A building/structure that is used exclusively for the storage, containment, raising, housing or processing and

**AGRICULTURAL USE:** The use of land for the raising of hay and other crops, orchards, berries, groves, timber, poultry, goats, sheep, swine, cattle, fish and bees. Uses shall include dairying operations, animal husbandry, pasturage, general farming, truck farming and activities directly related to such uses including the storage, processing and sale of such products. For purposes of these regulations, agricultural shall not include the following:

1. The operation or maintenance of commercial greenhouses, nurseries or hydroponic farms operated at retail.
2. Breeding, boarding or training of kennel operations.

**ACCESSORY STRUCTURE:** A building/structure detached from but located on the same lot or tract as the principal building/structure wherein the use of such building/structure is incidental and an accessory to that of the principal building/structure or use.

**YARD, FRONT:** A yard extending across the full width of the lot, the depth of which is the least distance between the lot line or road easement or

***Agricultural (A-1)***      **40.00 acres or more**

Front Yard	Fifty (50) feet on all sides abutting a street
Side Yard	Twenty-five (25) feet
Rear Yard	Twenty-five (25) feet

Setbacks for uses subject to approval of a Special Use Permit: The Planning Commission shall determine if larger setbacks are required for uses allowed by approval of a Special Use Permit

***Transitional-Agricultural (A-2)***      **20.00 acres to 39.99 acres**

Front Yard	Fifty (50) feet on all sides abutting a street
Side Yard	Twenty-five (25) feet
Rear Yard	Twenty-five (25) feet

Setbacks for uses subject to approval of a Special Use Permit: The Planning Commission shall determine if larger setbacks are required for uses allowed by approval of a Special Use Permit

***Residential Estate (R-E)***      **5.00 acres to 19.99 acres**

Front Yard	Fifty (50) feet on all sides abutting a street
Side Yard	Twenty-five (25) feet
Rear Yard	Twenty-five (25) feet

Setbacks for uses subject to approval of a Special Use Permit: The Planning Commission shall determine if larger setbacks are required for uses allowed by approval of a Special Use Permit

***Single-Family Residential Three-Acre (R-3A)***      **3.00 acres to 4.99 acres**

Front Yard	Thirty-five (35) feet on all sides abutting a street
Side Yard	Twenty-five (25) feet
Rear Yard	Twenty-five (25) feet

Setbacks for uses subject to approval of a Special Use Permit: The Planning Commission shall determine if larger setbacks are required for uses allowed by approval of a Special Use Permit

***Single-Family Residential District (R-1)***

Front Yard	Twenty-five (25) feet on all sides abutting a street
Side Yard	Ten (10) Feet
	a. The side yard setback may be reduced to 10% of the width of the lot, but not less than 3 feet.
	b. When a building or structure is located on a corner lot, the side yard adjacent to the street shall maintain the same setback as required for the front yard except that the buildable lot width shall not be reduced to less than 50% of the total lot width.
Rear Yard	a. There shall be a rear yard setback of 15 feet as measured from the rear lot line.
	b. In the case of a through lot (double frontage), the front yard building setback shall apply regardless of which is used as the rear yard

Setbacks for uses subject to approval of a Special Use Permit: The Planning Commission shall determine if larger setbacks are required for uses allowed by approval of a Special Use Permit