

ARTICLE IV
AG/OS Agricultural/Open Space Preservation District

§ 220-4-1. Purpose of District.

This zoning district is derived from the Open Space/Agricultural Preserve future land use classification in the Master Plan. The primary purpose of this District is to maintain, preserve and enhance prime agricultural lands which have historically exhibited high crop yields, while allowing maximum freedom of operations for agricultural activities from encroachment of non-agricultural uses; and to promote the conservation of open space by preserving large tracts of land which are contiguous to other large areas of agricultural or preserved land.

§ 220-4-2. Permitted uses.

The following uses are designated as permitted uses in this District:

- A. Farm and agricultural activities, including the sale of farm or agricultural products raised on the premises; provided the keeping or raising of livestock for commercial production or non-commercial purposes is subject to §220-16-13.B.
- B. Single-family dwelling.
- C. Home occupation, in a lawful single-family dwelling.
- D. Family day care home, in a lawful single-family dwelling.
- E. Foster care (small group) home.
- F. Essential services.
- G. On-farm biofuel production facility (Type I).
- H. Roadside stand.
- I. Accessory uses/buildings/structures.
- J. Signs, in accordance with the applicable provisions of Article XVIII.

§ 220-4-3. Special land uses.

The following uses are designated as special land uses in this District, subject to special land use approval and site plan approval in accordance with this Chapter:

- A. Aggregate processing/quarrying/commercial excavations.
- B. Bed and breakfast facility, in a lawful single-family dwelling
- C. Cemetery.

- D. Church/worship facility.
- E. Family business, on the premises of a lawful single-family dwelling.
- F. Farm market.
- G. Farmers market.
- H. Feed mill.
- I. Foster care (large group) home.
- J. Group day care home, in a lawful single-family dwelling.
- K. Kennel.
- L. On-farm biofuel production facility (Type II or Type II).
- M. Open space preservation development.
- N. Park/recreation area/campground.
- O. Small wind energy conversion system.
- P. Storage (for a fee) in an agricultural building, including barns.
- Q. Two-family dwelling for on-farm labor housing.
- R. Veterinarian office/animal hospital.
- S. Wholesale/retail stores or service establishments primarily providing commodities, goods, equipment or services for farm/agricultural uses.
- T. Winery, including tasting and retail sales room accessory to an on-premises vineyard.
- U. Wireless communications support structure.
- V. Utility-Scale Solar Energy Electricity Generating Facility.
- W. Other uses similar in character, nature and intensity to a designated permitted use or special land use in this district, and therefore compatible with such uses, as determined by the Zoning Administrator.

§ 220-4-4. Density, area, height, bulk and placement regulations.

In accordance with Article XV, except as otherwise specified in this Chapter.

§ 220-4-5. Site plan review.

Site plan review is required for all special land uses, and for other uses as specified in § 220-21-1.B.