

ARTICLE V

AGRICULTURAL DISTRICT (A-1)

SECTION 500 - PURPOSE OF THIS DISTRICT

The purposes of these districts are to conserve land for agricultural use, to prevent the premature development of land, and to prevent urban and agricultural land use conflicts. It is the intent of this Ordinance that such districts be located primarily in those areas of the Madison County that are *not served by the public sewer system*. It is further the intent of this Ordinance to prevent disorderly scattering of residences on small lots and to prevent the establishment of other urban land uses that would require unreasonable expenditures for public improvements and services.

SECTION 501 - LAND USES PERMITTED

- A. Single-family detached dwellings. Only one principal dwelling per lot may be erected in A-1 districts.
- B. Accessory buildings and structures associated with the use of the land for residential purposes.
- C. Cultivation of field and truck crops, orchards and vineyards.
- D. All horticultural uses.
- E. Barns, silos, sheds and other accessory structures for agricultural purposes.
- F. Breeding, raising, and feeding of livestock (i.e., horses, cattle, sheep, goats, mules, pigs, etc.), provided that *each such animal herein defined as "livestock" shall be kept on a tract or lot of one (1) acre of land or greater*. Barns, pens, corrals, and other buildings or enclosures for the keeping of livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located *no closer than 50 feet from any adjoining property lines or existing street right-of-way line*.
- G. Breeding, raising and feeding of chickens, ducks, turkeys, geese, or other fowl, provided that if more than two (2) such fowl are kept on any lot, *they shall be kept at least 50 feet from any adjoining property line or existing/proposed street right-of-way line*.
- H. Forestry.
- I. Manufactured homes or mobile homes and their customary accessory uses, provided, however, that the manufactured home or mobile home is located on a lot that is at least two (2) acres. Furthermore, skirting in the form of brick, solid

wood, solid metal, or vinyl shall be provided around the bottom of all sides of manufactured/ mobile homes placed in A-1 districts.

- J. Home occupations in compliance with Section 405 of this Ordinance.
- K. **Public** recreational or open space facilities.
- L. Public roads and highways, excluding Federal Interstate highways and scenic parkways, which are regulated as special uses in SU-1 districts.

SECTION 502 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2605

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.
- B. Child care facilities.
- C. Inns or "bed and breakfast inns."
- D. Stables, riding academies, and facilities for the training of horses and similar activities, providing that there shall be *at least one (1) acre of land* for each horse normally kept on the premises.
- E. Intensive farming operations defined as three (3) or more animals per 20,000 square feet of space.
- F. Commercial catfish production.
- G. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are proposed, a Reclamation Plan shall be approved by the Board of Supervisors prior to the initiation of such open pit mining operations. The operator must obtain required permits and approvals, ***which shall not be transferrable***, from other governmental entities and provide the Madison County Board of Supervisors with written proof of same.
- H. Animal cemeteries (small domestic animals such as cats and dogs).

SECTION 503 - DIMENSIONAL REQUIREMENTS

503.01 Maximum Building Height: There shall be no height limitations for barns and agricultural storage buildings provided they do not contain space intended for human occupancy. No habitable floor of any other building shall exceed a height of 40 feet above the finished ground elevation measured at the front line of the building.

503.02 Minimum Lot Area: Two (2) acres. However, if livestock are to be kept on the property, see Section 501 (F).

503.03 Minimum Lot Width: 200 feet for lots that are not served by public sewerage; 100 feet for lots that are served by public sewerage. However, see Section 501 (F) and (G) when livestock or fowl are to be kept on the premises.

503.04 Minimum Yards:

- (a) Front yard: 40 feet from the existing right-of-way line to the building setback line.
- (b) Side yard: 25 feet, except where Section 501 (F) or (G) requires a minimum yard of 50 feet from any adjoining property line.
- (c) Rear yard: 40 feet, except where Section 501 (F) or (G) requires a minimum yard of 50 feet from any adjoining property line.

503.05 Maximum Buildable Area: No limitation on buildable area.

SECTION 504 - OFF-STREET PARKING REQUIREMENTS

See Article XXIII for off-street parking and loading requirements for residential and other uses allowed in A-1 districts.