

### 3.1.3 Overlay Zoning District

In addition to the base zoning districts, some land within a given district may lie within an overlay zoning district, designated as follows:

#### Floodplain Overlay (FO)

## 3.2 AGRICULTURAL DISTRICT (AG)

### 3.2.1 Purpose

The Agricultural (AG) District is intended primarily for agricultural use, and is beyond the outer edge of residential, commercial, or industrial development. Intense usage is usually premature and, at times, undesirable in these districts due to a lack of adequate utility services or transportation. It is possible that some lots within this district will be changed to more intense uses as utility services are extended or undeveloped areas in districts zoned for more intense uses become in short supply. Uses within this district are mostly related to farming or semi-urban functions and are not necessarily compatible with higher density development.

### 3.2.2 Accessory Uses

- A. Accessory uses for any agriculturally-oriented activity, which is subordinate and incidental to a permissible principal agricultural use shall be permitted in the AG District.
- B. Accessory to any single-family detached dwelling, one mobile home not on permanent foundation may be established for use by principal owners, family, or full-time employees of the agricultural use. The owner of the principal dwelling shall obtain a permit annually from the Administrator for such accessory dwelling unit
- C. Keeping not more than 2 non-transient boarders or roomers shall be a permissible accessory use.
- D. As an accessory use, temporary housing for transient workers, during a need period shall be permissible, subject to obtaining a permit from the administrator. Such permits shall be temporary and shall expire upon any transfer of the ownership of the lot. Mobile homes may be used as transient worker housing.
- E. It shall be permissible as an accessory use to maintain for not more than two years temporary structures for storage of equipment and materials used in connection with the construction of a lawfully authorized use. It shall also be permissible to place a Mobile Home on the property as a temporary residence during the construction or repair of a permanent residence.
- F. The owner of the property shall obtain a permit annually from the Administrator for such temporary structures or residence.
- G. Any temporary structure permitted under this LDC shall be removed within 60 days following the expiration of the permit authorizing such temporary structure.
- H. It shall be permissible to maintain one accessory dwelling unit on an agricultural plot.

### 3.2.3 Other Standards

- A. Minimum Floor Area (Residential). The minimum floor area of a residential building in the AG District shall be 900 square feet (exclusive of basements, open or screened porches and garages).