

4.4 AGRICULTURAL DISTRICT -

4.41 Permitted Uses -

4.411 - Agricultural crops including timber and the raising of farm animals and feeding lots.

4.412 - Commercial greenhouses and plant nurseries including offices and sale yards.

4.413 - Animal kennel, including pens, or exercise runs.

4.414 - Such additional family dwellings occupied by the owner or full-time operator of the farm and such additional dwellings as are necessary for occupancy by full-time employees of the farm operation. Mobile homes as permitted under Item 2.5. Single-family dwellings are permitted on tracts containing at least 1/2 acre of area.

4.415 - Sale on the premises of agricultural products produced on the premises, provided adequate off-street parking is provided.

4.416 - Extraction of clay, gravel, sand, stone, oil and gas in area one (1) mile or more from the boundary of an incorporated town and 1,000 or more feet from the boundary of any residential district zone. For coal mining see Exclusive Use Zones.

4.417 - Home Occupations shall be ruled on by the Board of Adjustments according to the definition in Section 2.1 of this Regulation, upon application by the Administrative Officer when the classification is in doubt.

4.42 Accessory Uses Permitted - Accessory buildings which are not a part of the main buildings, including barns sheds and other farm buildings, private garages and accessory buildings which are part of the main buildings.

4.43 Conditional Uses - The following uses may be permitted as conditional uses in an agricultural district:

4.431 - Airports and/or landing strips, cemeteries, public or private sewerage disposal plants, hospitals, and sanitariums, wireless transmitting stations.

4.432 - Public and Parochial schools and colleges, and private schools and colleges for academic instruction.

4.433 - Country club or golf course, libraries, public parks, playgrounds and community centers, churches,

private non-commercial recreational areas, public utilities including municipal or county owned and operated solid waste disposal sites and railroad structures.

4.434 - Private marina, boat dock, golf course, or driving range or other private outdoor recreational activity.

4.435 - Other uses which are consistent with the above uses.

4.44 Dimension and Area Regulations - The regulations on the dimension and area for lots and structures are set forth in the Schedule of Dimensions and Area Regulations.

Exceptions - Land which is used solely for agricultural farming, dairies, stock raising or similar purposes, shall have no regulations imposed as to building permits, certificates of occupancy, height, yard location or court requirements for agricultural buildings except that (a) a set back line of twenty-five (25) feet or greater shall be required of all buildings for the protection of existing and proposed streets and highways; and (b) that all buildings or structures in a designated flood-way or flood plain which tend to increase flood heights or obstruct the flow of flood waters shall be regulated by the Planning Commission, and therefore, require the review and approval of the Hancock County Planning Commission.

All structures other than agricultural buildings and mobile homes shall conform to all zoning regulation requirements.