
5.1 AR-1 Agricultural residential districts.

5.1.1 Intent. Agricultural Residential 1 (AR-1) is designed to preserve the county's rural character while protecting natural resources and supporting both active and passive recreational uses. This district emphasizes land conservation and resource protection, minimal pedestrian activity, ample open space, and a high degree of separation between structures.

Refer to Article V, Table of Permitted Uses (TPU)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

Two principle dwellings are allowed in AR-1 zoning. Land established and used as a mobile rental home site prior to September 23, 1980, will be allowed to continue this practice.

Minimum lot area	5 acres
A maximum of two residential units are permitted per lot. These may consist of two principal dwellings, or one principal dwelling, and one accessory dwelling unit (ADU)	2 units
Minimum lot road frontage	100 feet
Minimum lot width at building line	150 feet
Minimum front yard setback	50 feet
Minimum rear yard setback	50 feet
Minimum side yard (interior) setback	25 feet
Minimum side yard (street/road easement) setback	50 feet
Minimum side yard (secondary street) setback	25 feet
Maximum building height	40 feet

* Accessory structures used for agricultural purposes are exempt from the height restrictions outlined in this ordinance.

5.2 AR-2 Agricultural residential districts.

5.2.1 Intent. Agricultural Residential 2 (AR-2) is established to foster rural residential living while integrating open space and natural resource conservation. This district supports moderately sized lots (minimum 1 acre), encouraging low-density development that blends residential uses with the rural landscape. AR-2 provides a transitional zone between more intense development and larger-lot rural areas, maintaining moderate spacing between homes and limited pedestrian activity to preserve the rural atmosphere. This district is exclusively designated for family or estate subdivisions, ensuring that development remains consistent with the rural character

Refer to Article V, Table of Permitted Uses (TPU)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

5.2.2 Subdividing. A signed affidavit shall be required for this zoning district, certifying that the subdivision is intended for a family or estate subdivision.

Minimum lot area	1 acre
Maximum number of principal residences – one	1 unit
Maximum number of accessory dwelling units – one	1 unit
Minimum lot road frontage	100 feet
Minimum lot width at building line	100 feet
Minimum front yard setback	50 feet
Minimum rear yard setback	25 feet
Minimum side yard (interior) setback	15 feet
Minimum side yard (street/road easement) setback	50 feet
Minimum side yard (secondary street) setback	25 feet
Maximum principal building height	40 feet

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5.3 AR-3 Agricultural residential districts.

5.3.1 Intent. Agricultural Residential 3 (AR-3) is designed to preserve the rural fabric of the county by allowing widely spaced residential development on large lots, with a minimum of 2.5 acres. This district prioritizes agricultural viability, low-impact development, and the conservation of open space and natural features. AR-3 discourages intensive land uses and supports a landscape-driven design approach to uphold the county's rural identity.

Refer to Article V, Table of Permitted Uses (TPU)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

Minimum lot area	2.5 acres
A maximum of two residential units are permitted per lot. These may consist of two principal dwellings, or one principal dwelling, and one accessory dwelling unit (ADU)	2 units
Minimum lot road frontage	100 feet
Minimum lot width at building line	150 feet
Minimum front yard setback	50 feet
Minimum rear yard setback	35 feet
Minimum side yard (interior) setback	20 feet
Minimum side yard (street/road easement) setback	50 feet
Minimum side yard (secondary street) setback	25 feet
Maximum principal building height	40 feet

*Accessory structures used for agricultural purposes are exempt from the height restrictions outlined in this ordinance.
