

## **ARTICLE 9: AG AGRICULTURE DISTRICT**

### **9.1 Intent:**

Although the AG District anticipates possible development in the future, in the meantime it is intended to encourage the continued use of agricultural areas by discouraging the intrusion of scattered, sporadic, and wasteful development until such time as extensive development, at urban densities with the full range of public facilities, is possible.

### **9.2 Principal Permitted Buildings/Structures and Uses:**

The following buildings/ structures and uses are permitted in the AG District:

- A. Agricultural uses as defined in Article 4, provided that pens or structures for keeping or feeding farm animals are set back at least three hundred feet (300') from any other district or use, with the exception of the Open Space District.
- B. Single-family and two-family dwellings, provided that the dwelling unit existed at the time of annexation of the property or the enactment of this Ordinance (October 1967).
- C. Houses of worship.
- D. Public schools and private educational institutions.
- E. Public/governmental buildings and properties which are cultural, recreational, administrative, or public service in nature, including storage yards, warehouses and garages.
- F. Outdoor recreational areas, which make extensive use of the natural environment, such as parks, playgrounds, playing fields, and hiking trails, but do not include permanent and enclosed buildings.
- G. Recreation areas and centers including country clubs, golf courses and swimming pools.
- H. Fire and rescue services.
- I. Tree farms, botanical nurseries, and greenhouses.
- J. Child care centers, provided they meet the Child Care Administrations's Licensing requirements for commercial child care facilities.
- K. Hospitals and medical and dental clinics.
- L. Nursing homes and domiciliary care/assisted living facilities provided that one

(1) off-street parking space is provided for each employee and for each three (3) patients to be cared for therein.

M. Cemeteries.

### **9.3 Accessory Permitted Buildings/Structures and Uses:**

The following accessory permitted buildings/structures and uses are permitted in the AG District:

- A. Those buildings and structures customarily accessory and incidental to the principal permitted uses or authorized special exceptions of the AG District.
- B. Parking, in accordance with Article 23, except where otherwise expressly stated in this Article.
- C. Fences, in accordance with Section 5.10.
- D. Private swimming pools, provided that an enclosure/barrier is installed as required by the Frederick County Building Code, and maintained to that level.
- E. Home occupations and resident professional offices, in accordance with Section 5.11.
- F. Signs, in accordance with Article 22.
- G. Roadside stands, in accordance with Section 21.2.

### **9.4 Special Exceptions:**

The following buildings/structures and uses are permitted in the AG District with Board of Appeals approval only. Conditions of approval may be imposed by the Board of Appeals.

- A. Veterinary clinics and animal boarding places for the raising, breeding and boarding of dogs and other animals, provided that all buildings, including runways, shall be located four hundred feet (400') from a residential district or use.
- B. Broadcast studios and commercial communication towers, provided that towers are set back a distance equal to its height from all lot lines.
- C. Any other use as determined by the Board of Appeals to be of the same general character as the principal permitted uses or authorized special exceptions of the AG District.

### **9.5 Height Restrictions:**

No building/structure in the AG District shall exceed forty feet (40') in height, except as provided by Section 21.3(C).

**9.6 Lot Area, Width, and Setback Requirements of the AG District**

<b>PRINCIPAL PERMITTED AND SPECIAL EXCEPTION USES</b>	<b>MINIMUM LOT AREA (SQ. FT.)</b>	<b>MINIMUM LOT AREA PER DWELLING UNIT OR USE (SQ. FT.)</b>	<b>MINIMUM LOT WIDTH (FT.)</b>	<b>FRONT YARD* SETBACK (FT.)</b>	<b>REAR YARD SETBACK (FT.)</b>	<b>SIDE YARD** SETBACK (FT.)</b>	<b>OTHER SETBACK REQUIREMENTS</b>
Public utilities				50	50	50	
Veterinary clinics and animal boarding places	1 Acre		100	30	50	15	
Agricultural uses							300' from all uses and districts except OS
Communication towers							All setbacks must be equal to or greater than the height of the structure
All others				40	100	100	

\*As measured from the lot line (does not include a portion of the right-of-way).

\*\*Corner lots shall provide two front yards and one side yard.