

ARTICLE VI. A-R AGRICULTURAL - RESIDENCE DISTRICT

A. Statement of Intent

1. This district is intended to preserve the predominant rural character of the land while allowing certain non-agricultural uses.
2. This district is to provide residential areas where property owners can maintain a limited number of farm animals and accessory buildings in a rural setting.
3. The district imposes special regulations for areas which possess certain environmental and/or physical characteristics.

These characteristics include but are not limited to:

- a. Recharge area for important springs;
 - b. Faults and other areas of discrete groundwater recharge;
 - c. Caves and sinkholes;
 - d. Municipal watershed;
 - e. Forest cover;
 - f. Easily erodible soils; and
 - g. Proximity to streams or lakes.
4. Only three (3) parcels may be created by Administrative (minor) Subdivision from the parent tract rezoned from another District. Other parcels may be created by platting as regulated by the Greene County Subdivision Regulations.

Section 1. Principal Permitted Uses

- A. Single-family detached dwellings.
- B. Hunting and fishing, unless prohibited by other ordinances and laws.
- C. Group homes, if the maximum residential density does not exceed a total of ten (10) persons;
 1. Located at least twenty-five (25) feet from all lot lines.
- D. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
- E. Private non-commercial recreational areas, including country clubs, swimming pools and golf courses, forest, and wildlife preserves.

Section 2. Accessory Uses

- A. Accessory uses, buildings, and structures customarily incidental to the aforesaid permitted uses.
- B. Agricultural Home Occupations with receipt of a Home Occupation Permit in accordance with Article IV, Section 22.
- C. Temporary real estate and small announcement signs.
- D. Temporary buildings for uses incidental to construction work;
 1. Which buildings shall be removed upon completion or abandonment of the construction work.
- E. Swimming pool incidental to a single-family dwelling.
- F. Day care homes, if not more than ten (10) children are kept, in addition to those residing on the premises, subject to State licensing requirements.

Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization

- A. Public utility structures or uses, subject to the provisions set by the Board (of Zoning Adjustment).
- B. Schools, structures and properties of recreational, cultural, administrative, or public service type, churches and other places of worship, including parish houses and Sunday Schools;
 - 1. On a minimum of three (3) acres of land, to provide sufficient land area for off-street parking, bufferyards, and proper site design to lessen possible adverse impacts on adjoining properties; but
 - 2. Excluding overnight shelters and temporary outdoor revivals.
- C. Cemeteries adjacent to or in extension of existing cemeteries, subject to the provisions set by the Board (of Zoning Adjustment).

Section 4. Specific Prohibitions

- A. The filling or drainage of marsh or wetlands, removal of topsoil, stripping of natural vegetative cover, the creation of ponds or damming or relocating of any watercourse shall not be permitted unless duly permitted by Resource Management in accordance with Federal, State, and County regulations.
- B. Removal of trees, forests, woods, or other significant stands of foliage and cover unless by an approved plan.
- C. Quarrying, mining, or other excavation except as incidental to the construction of buildings to house permitted uses listed above.
- D. Locating wastewater treatment systems closer than one hundred (100) feet from surface water or areas of discrete recharge to ground water sources.

Section 5. Special Provisions

- A. Location of wastewater treatment systems in those areas with environmental or physical constraints as described in the Statement of Intent of this Article shall only be installed after receiving approval from the Greene County Resource Management Department and the Greene County Health Department.
- B. Stricter requirements may be imposed for water and wastewater systems if the County Commission finds it necessary for the protection of the public health, safety, and welfare.
 - 1. Alternate wastewater systems may be allowed in areas deemed inappropriate for conventional septic tank systems.
- C. Area requirements may be increased if the County Commission finds it necessary for the protection of the public health, safety, and welfare.
- D. Private roads are allowed;
 - 1. Provided that the private road shall be so described in the deeds; and
 - 2. Further stated that the private roads will not be accepted or maintained by Greene County in any district.
 - 3. Private roads shall have signs posted reading: "Greene County Maintenance Ends."
 - 4. Private roads shall comply with Greene County Design Standards for Public Improvements as they apply to road construction.

Section 6. Area and Height Requirements

	Area*	Frontage	Height	Front Yard	Side Yard	Rear Yard
All permitted uses	5 acres	150 ft.	2 ½ stories (35 ft.)	40 ft.	25 ft.	50 ft.

* Includes all road rights-of-way.

In addition, no structure may be erected closer to the center line of an existing or planned street than as prescribed below.

Street Classification	Required Setback from Right-of-way Center Line
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary Arterial	55 feet plus the required yard setback
Secondary Arterial	40 feet plus the required yard setback
Collector	35 feet plus the required yard setback
Commercial/ Industrial Local	30 feet plus the required yard setback
Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback