

ARTICLE 8

A/R AGRICULTURAL / RESIDENTIAL DISTRICT

PREAMBLE The Agricultural/Residential (A/R) zoning district provides for agricultural activity on large tracts of open land while permitting homes and other low-intensity uses with a minimum lot area per dwelling unit of forty-thousand (40,000) square feet.

SECTION 901 PRINCIPAL PERMITTED USES

- A. Agriculture and associated buildings and structures, provided structures housing animals be located at least one hundred (100) feet away from any zoning lot not utilized for agricultural purposes;
- B. Churches located on zoning lots greater than three acres in size and having ingress/egress from a collector street or higher order thoroughfare;
- C. Funeral homes;
- D. Government buildings and other publicly owned and operated facilities;
- E. Schools on zoning lots greater than three acres in size and having ingress/egress from a collector street or higher order thoroughfare;
- F. Single family dwellings.

SECTION 902 CONDITIONAL PERMITTED USES

- A. Colleges and universities;
- B. Private, non-commercial campgrounds, playfields, golf courses (not including driving ranges or miniature golf courses), swimming pools, and tennis courts;
- C. Cemeteries, crematoria, and mausolea on zoning lots greater than twenty (20) acres in size, provided any crematorium or mausoleum be at least two hundred (200) feet, and burial sites one hundred (100) feet, away from any property line or street right of way;
- D. Kennels and animal hospitals for the raising, breeding, treatment, and boarding of dogs and small animals, provided all outside runs be at least one hundred (100) feet from any zoning lot used or platted for residential use;
- E. Radio, television and other receiving/transmitting towers and masts;
- F. Training centers located on zoning lots greater than three acres in size and having ingress/egress from a collector street or higher order thoroughfare.

SECTION 903 REQUIRED CONDITIONS

Conditional permitted uses referenced by Section 802 above shall be considered by the Board of Zoning Appeals, and may be approved for zoning certificate issuance, upon proper application to and approval from the Board of Zoning Appeals in accordance with Article 4.

SECTION 904 DEVELOPMENT STANDARDS

- A. The gross square footage of any free-standing structure housing one or more permitted uses shall equal at least fifteen hundred (1,500) square feet.
- B. The following development standards shall apply to uses in an A/R zoning district:
 - 904.01** **Height** – No structure shall exceed forty (40) feet in height.
 - 904.02** **Lot Area** – Minimum lot area shall be forty-thousand (40,000) square feet, unless a higher figure is specified elsewhere in this text.
 - 904.03** **Lot Frontage** – Minimum lot frontage shall be two hundred (200) feet.
 - 904.04** **Front Yard Depth** – Minimum front yard depth, as measured from right of way boundaries established as optimal by the Official Thoroughfare Plan for Montgomery County, shall be fifty (50) feet for both structures and for off-street parking and drive areas, unless a higher figure is specified elsewhere in this text.
 - 904.05** **Side Yards** – Minimum side yard width, shall be twenty (20) feet, unless a higher figure is specified elsewhere in this text.
 - 904.06** **Rear Yard Depth** – Minimum rear yard depth, shall be fifty (50) feet, unless a higher figure is specified elsewhere in this text.