

**§ 297-87. AC Agricultural Conservation Zone.**

- A. Objectives. The Agricultural Conservation Zone provides a full range of agricultural and farming activities, protects these established uses from encroaching development which might adversely affect the agricultural economy of the County and encourages the right to farm in the County without undue burden on the landowner. The zone is to prevent premature urbanization in areas where public utilities, roads and other public facilities are planned to meet exclusively rural needs and where present public programs do not propose public facility improvements suitable for development at higher densities. This zone provides for certain agriculture-related commercial and industrial uses with special conditions. Such uses are to accommodate flexibility in the use of lands by those persons or organizations that pursue agriculture activities and/or earn their income from agriculture when these uses are not in conflict with the protection of farmland and support protection of the farm economy. The zone protects existing natural resources and scenic values and provides limitations on residential development and encroachment in these areas dominated by agricultural uses. In addition, the zone assists in the implementation of the County's Transferable Development Rights (TDR) Program by providing an appropriate zone to be designated as a sending area.
- B. General regulations. Minimum lot area, area per dwelling unit, building setback from adjacent lot lines, lot width, front yard, side yard, rear yard and maximum building height, as displayed in Figure VI-1,<sup>1</sup> shall apply subject to other requirements of this chapter.
- C. Special regulations. The following provisions for the protection of agricultural uses will apply:
- (1) Any agricultural use of land is permitted.
  - (2) Operation, at any time, of machinery used in farm production or the primary processing of agricultural products is permitted.
  - (3) Customary agricultural activities and operations in accordance with good husbandry practices, which do not cause bodily injury or directly endanger human health, are permitted and preferred activities, including activities which may produce normal agriculturally related noise and odors.
  - (4) The sale of farm products produced on the farm where the sales are made is permitted.
  - (5) Hours of operation of farm equipment, restricting odor-producing fertilizers or mandatory noise reductions may not be imposed on a farmer in the AC Zone.
  - (6) The Planning Commission may, upon findings of fact, require the establishment of buffer areas where necessary to protect this abutting agricultural zone from the impact of the subdivisions hereafter approved.

---

1. Editor's Note: Figure VI-1 is included as an attachment to this chapter.

- D. Permitted uses. The permitted uses within the AC Zone shall be in conformance with the uses permitted in the Table of Permissible Uses.<sup>2</sup>

---

**2. Editor's Note: The Table of Permissible Uses is included as an attachment to this chapter.**