

Sec. 125-160. - OUA open use agricultural district.

- (a) *Scope and intent.* The provisions of this section apply to the OUA open use agricultural district. The open use agricultural district is intended for agricultural uses and to preserve for agricultural uses those lands with productive agricultural development potential. Open spaces, parklands, watersheds and water recharge areas are also intended to be protected in this district. The regulations discourage or prohibit nonagriculturally oriented residential development and generally prohibit commercial and industrial development. Certain recreational activities that are appropriate to the district are permitted.
- (b) *Prohibited uses and structures.* Prohibited uses and structures shall be any use or structure not specifically or provisionally permitted herein.
- (c) *Accessory uses and structures.* Accessory uses and structures that are not specifically regulated elsewhere and which are customarily and clearly incidental and subordinate to permitted or permissible principal uses and structures may be allowed on parcels of land located in the OUA land use category subject to all of the requirements stated below but only when such uses or structures are for the use of the owner or his invitees. To be classified as an accessory use or structure in this land use category, a use or structure must:
- (1) Be customarily accessory and clearly incidental and subordinate to a permitted or permissible use or structure in this land use category.
 - (2) Not involve the conduct of any business (except for a home occupation).
 - (3) Be located on the same lot/parcel of land as the permitted principal use or structure or on a contiguous lot/parcel of land under the same ownership.
 - (4) Not be of a nature likely to attract visitors in numbers larger than would normally be expected for the principal use or structure on the lot/parcel of land.
 - (5) Not involve operations or structures not in keeping with the character of this land use category and the principal use or structure on the lot/parcel of land.
 - (6) Noncommercial plant nurseries and greenhouses, gardens, private kennels (which is defined as a kennel housing ten or less privately owned animals not for sale as a separate commercial enterprise) may be allowed but only as an accessory use to a bona fide agricultural use, a commercial livestock raising and breeding use, a noncommercial/private hunting camp use, a commercial hunting camp use that has been approved as a special exception use or a residential single-family dwelling use, private guesthouses (which is defined as being used exclusively for temporary housing of guests/visitors of the permanent residents on the subject parcel of land), private garages, tool houses, garden sheds, garden work centers, children's play areas and play equipment, private barbeque pits, private swimming pools, docks and wharves, and similar accessory uses and structures are examples of accessory uses and structures for this land use category.
 - (7) All accessory uses and structures must comply with all government development and building regulations, including but limited to all applicable land use regulations, building setback regulations, building construction regulations, site improvement regulations, etc.

(Ord. No. 2003-13, § 1(4-8-1, 4-8-4, 4-8-5), 9-22-2003)