

Worcester County Zoning and Subdivision Control Article

A-2 Agricultural District

§ ZS 1-202

<https://ecode360.com/14019291>

Purpose and intent. This district is intended to foster the County's agricultural heritage and uses while also accommodating compatible uses of a more commercial nature that require large tracts of land. The A-2 District may also be used for limited residential development through consolidated development rights and as a place marker for future annexations only where adjacent to existing municipalities. Furthermore, it is the intent that in this district there shall be no basis, under this Title, for recourse against the effects of any normal farming or forestry operation as permitted in this district, including but not limited to noise, odor, vibration, fumes, dust or glare.

Permitted Principal Uses and Structures:

1. Agriculture, including feeding lots, dairy barns, stables, agricultural lagoons, hog houses, and noncommercial grain dryers.
2. Poultry operations.
3. Aquaculture.
4. Roadside stands offering for sale fresh agricultural products, fresh seafood and processed dairy products from locally raised livestock, operated by the property owner or tenant of the premises upon which such stand is located. Processed agricultural and seafood products may also be sold, provided such sales are incidental to the sales of fresh products.
5. Single-family dwellings.
6. Manufactured homes subject to the design standards in § ZS 1-314(a).
7. Minor subdivisions.
8. Rural cluster subdivisions.
9. Consolidated development rights subdivisions.
10. Divisions of land for agricultural purposes.
11. Public and private conservation areas, including wildlife reservations, arboretums and demonstration forests.
12. Private noncommercial cabins, tents, recreational vehicles or manufactured or mobile homes for seasonal and not permanent or year-round occupancy.
13. Fishing, trapping, hunting, hunting blinds and wildlife observation structures.
14. Landing strips.
15. The addition to existing structures of telecommunications facilities that do not increase the overall height of the existing structure.
16. Monopoles and freestanding towers up to one hundred fifty feet in height.
17. Small and medium wind energy conversion systems up to a maximum of one hundred fifty feet in height.
18. Spray irrigation fields and storage lagoons for Class II effluent.
19. Large solar energy systems.
20. Casino Entertainment District.

Special Exceptions:

1. Commercial grain dryers, feed mills, grain, fertilizer, feed, seed, implement and other agricultural storage and repair and sales facilities.
2. Agricultural processing plants, storage, and wholesale or retail sale of locally grown vegetables and field crops.
3. Livestock purchase and sales yards.
4. Commercial repair of seafood harvesting and agricultural equipment (not including general highway vehicles).
5. Landing, storage and processing facilities for seafood, including sales of the seafood landed or processed on site.
6. Aquaculture processing facilities, including freezing, packing, canning, processing, storage and shipping facilities and wholesale and retail sales.
7. Roadside stands and garden centers offering for sale fresh agricultural products, fresh seafood, nursery stock, plants, gardening supplies and equipment, lawn ornaments, and similar items.
8. Sawmills and the manufacturing or processing of wood products.
9. Agritourism facility.
10. Farm labor camps for temporary occupancy.
11. Marine yards for the construction and major repair of watercraft, including marine railways, general marine activities and incidental retail sales of parts and accessories.
12. Storage yards and buildings for storage of watercraft and recreational vehicles.
13. Structures and storage yards for contractors' shops, equipment and material storage yards, but not including any retail sales.
14. Veterinary clinics and commercial kennels.
15. Fairgrounds and racetracks (but not including noncommercial racetracks).
16. Golf courses, including golf driving ranges but not including miniature golf courses.
17. Golf teaching facilities.
18. Rental campgrounds, membership campgrounds and cooperative campgrounds.
19. Manufactured homes for nonresidential use.
20. Firehouses, governmental offices and other public buildings, structures and uses of an administrative or public-service type.
21. Schools.
22. Hospitals for inpatient and outpatient medical treatment.
23. Assisted living facilities, provided they are residence-based and serve no more than five clients.
24. Day-care centers.
25. Bed-and-breakfast establishments.
26. Surface mining.
27. Commercial riding and boarding stables for three or more animals.
28. Conversion of existing vacant or inactive structures previously utilized for commercial, industrial or agricultural processing purposes into uses consistent with the intent of the A-2 District and its permitted principal uses and with the general character of the surrounding area.
29. Churches, temples and mosques.
30. Cemeteries, including family burial grounds, chapels and mausoleums.
31. Public and private noncommercial cultural, social and recreational areas and centers, including parks, playgrounds, beaches, community centers, fraternal lodges, country clubs, swimming pools, summer camps, and racetracks.

32. Public and private (commercial and noncommercial) marinas, including fueling, boat launching and recovery, dry storage of seaworthy boats in operable condition and light maintenance facilities for hull, deck and interior repairs and painting.
33. Public utility structures and properties other than essential services, including cross-County lines and mains of all kinds.
34. Wastewater and water treatment facilities.
35. Sewage sludge disposal site areas.
36. Solid waste disposal sites.
37. Dredge spoil disposal sites.
38. The addition to existing structures of telecommunications facilities that have the effect of increasing the overall height of the existing structure.
39. Monopoles and freestanding towers over one hundred fifty feet in height and guyed towers.
40. Small and medium wind energy conversion systems over one hundred fifty feet in height.
41. Noncommercial scientific research stations for the collection of atmospheric, astronomic, weather or biological data for research purposes by academic, non-profit or governmental entities.
42. On a farm, the accessory use of a principal agricultural structure or use of land for the commercial hosting of non-agricultural functions and events (weddings, birthday parties, etc.).
43. Food waste composting facilities.
44. Any use or structure which is determined by the Board of Zoning Appeals to be of the same general character as an above-permitted use, not specifically mentioned in another district and compatible with the general character and intent of the A-2 District.

Note: This document shall only be used a reference; please refer to the Worcester County Zoning and Subdivision Control Article for verification of all uses, lot requirements, accessory uses and any additional provisions that may apply.