ARTICLE 250
"A" AGRICULTURAL DISTRICT

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250.01 PURPOSE

The intent of the "A" Agricultural District is to protect land best suited for agricultural use from the encroachment of other land uses and to preserve valuable agricultural land for agricultural uses and their related activities.

250.02 PERMITTED PRINCIPAL USES

Principal Uses shall be limited to the following:

A. Agriculture Uses.

B. Attached Apartment Dwellings.

C. Commercial Greenhouses.

D. Commercial Stables.

E. EDHO; see *Article 1700.*

F. Farm Supply Businesses.

G. Kennels; see *Article 1700.*

H. Medical Cannabis Grower. (Amended 09-30-21)

I. Medical Cannabis Processor. (Amended 09-30-21)

J. Public and Private Parks.

I. Single Family Dwellings; Class A, B and C; see *Article 1700.*

250.03 PERMITTED ACCESSORY USES

The following uses shall be permitted as accessory to a principal use:

A. Buildings, Uses or Structures Customarily Incidental to a Principal Permitted Use.

B. Detached Garage, Carport, Storage Buildings.

C. Home Occupations; see *Article 1700.*

D. Private Recreational Facilities.

E. Private Swimming Pools.

F. Satellite Dishes.

G. Signs; pursuant to Article 1400.

Accessory uses and buildings shall be incidental and subordinate in height, area, bulk, extent, and purpose to the principal use. Accessory buildings shall not be erected prior to the erection of a principal building or use.

250.04 SPECIAL PERMIT USES

The following uses shall be permitted only after approval by the Board of Zoning Appeals pursuant to the Article 1100, Special Permit Uses.

A. Airports.

B. Bed and Breakfast Establishment.

C. Cemetery.

D. Communication Tower; see *Article 1700.*

E. Detached Apartment Dwellings.

F. Public Utility Building

G. Recreational Vehicle Park (RV)

H. Religious Places of Worship.

I. Oil and Gas Operation, Exploration and Production; *see Article 1700*.

250.05 DEVELOPMENT STANDARDS

A. Property Development Standards

The following development standards shall apply to properties located within the "A" Agricultural District.

"A" Agricultural District	
Minimum Lot Area	• 5 Acres
Minimum Lot Width at Building Setback Line	• 300 Feet
Maximum Lot Coverage	• 20% Impervious Surface Coverage
Maximum Height	• 35 feet for principal structures (Excluding Agricultural Structures). • 15 feet for accessory structures (Excluding Agricultural Structures).
Minimum Front Yard Setback	• 30 feet for principal use. No accessory uses permitted in the front yard.
Minimum Side Yard Setback	• 30 feet each yard with a minimum total of 60 feet for principal use.
Minimum Rear Yard Setback	• 30 feet for principal use.

B. Minimum Off-Street Parking and Loading Standards

Article 1200 shall regulate minimum off-street parking and loading standards.

C. Landscaping and Screening Requirements
Article 1300 shall regulate landscaping and screening requirements.

D. Signage

Article 1400 shall regulate signage.

E. Substandard Lots

Lots of record existing prior to the adoption of this Zoning Ordinance shall not be subject to the minimum lot area or minimum lot frontage requirements of this district.

F. Substantial Expansion

Substantial expansion of an existing building or structure may trigger the site plan review process as established in Section 1150.02.

250.06 STORM DRAINAGE MANAGEMENT *(Amended 10-11-22)*

1. Private Property owners are responsible for storm drainage flowing through their property.

2. Putnam County does not maintain drainage utility easements (including culverts, concrete channels, retention walls, retention ponds, detention ponds, etc.) located on privately owned property.

3. Private drainage and erosion issues, as well as ground water issues (i.e., natural springs), are the responsibility of the private property owner (and/or any applicable homeowner's association or maintenance association). Putnam County is not responsible for ensuring proper drainage on privately owned property. In general, the easement holder (property owner) has the duty to maintain the easement. This includes public drainage utility easements located on private property.

4. Driveways, and their associated culverts, bridges, or other appurtenances, that cross public drainage systems (i.e., ditches or streams) are also the private property owner's responsibility.

5. Drainage directed from gutters, French drains, downspouts, swimming pools, retention walls, or other private systems to neighboring properties is a civil matter between the private property owners. Moreover, private property owners that place obstructions, or fail to maintain property within public drainage easements (i.e., structures, sheds, buildings, curbs, retaining walls) may be subject to civil action from adjacent property owners.