

AR AGRICULTURAL RESIDENTIAL	DIMENSIONAL AND RATIO STANDARDS			
	Lot Size, min. (square feet)	Conventional Subdivision Process (Article 7)	40,000	
		Flexible Development Subdivision Process (Section 7.2)	Proposed Open Space within subdivision	Allowable Lot Size (sq. ft.)
			33%	40,000
			40%	30,000
			45%	20,000
			50%	15,000
			60% and over	10,000
PURPOSE	Lot Width, min. (feet)	Conventional Subdivision Process (Article 7)	150	
Flexible Development Process (Section 7.12)		100		
The purpose of the Agricultural Residential (AR) District is to assist in the preservation of land suitable, as a result of location, existing farming operations, soils and topography, for agricultural, silvicultural or horticultural uses and to protect such uses from the adverse effects of incompatible land uses.	Front Setback from ROW, min. (feet)	40 [1] [6]		
	Corner Side Setback, min. (feet)	40 [2] [6]		
	APPLICABILITY	Side Setback, min. (feet)	20 [1] [6]	
This district will usually be applied where the following conditions exist: 1. Designated by the adopted Comprehensive Plan as Agricultural Residential. 2. Urban services, including water distribution and sewage collection mains, are not likely within 10-20 years.	Rear Setback, min. (feet)	20 [1] [6]		
	Height, max. (feet)	25 [3]		
DIMENSIONAL STANDARDS NOTES: [1] Accessory structures shall not be erected in any required front open space and shall also conform to all other regulations. [2] Any corner lot having an abutting interior lot on its side street shall observe a front yard setback from both streets provided, however, that this requirement does not reduce the width suitable for a building on said lot to less than 25 feet. (See graphic in Section 6.2.7). [3] Two feet of additional height shall be allowed for one foot increase of the required front and side setbacks. [4] R = residential, NR = non-residential [5] Permitted non-residential uses existing as of 5/6/98 shall be limited to a maximum floor area ratio of .141 in the RB, AR, R-1, R-2, R-3, and R-4 zoning districts.	Floor Area Ratio, max.	NR [4]	.088 [5]	
	Required Open Space Ratio, min.	NR	.84	
	Required Recreation Space Ratio, min.	R	.028	
	Required Pedestrian/ Landscape Ratio, min.	NR	.21	

[6] Required setbacks for lots created through the Flexible Development design process as detailed in Section 7.12 of this Ordinance may be reduced by 25% with the preservation of more than 33% open space for the project. Under no circumstances shall any required setback be less than 10 feet.

AR DISTRICT SPECIFIC DEVELOPMENT STANDARDS

1. Uses shall be restricted to those indicated for the AR District in Section 5.2, unless a Conditional District is approved (see Section 3.8).
2. Development within the zoning district shall be subject to all applicable use standards detailed in Article 5 and all applicable development standards detailed in Article 6 of this Ordinance.
3. While the Minimum Lot Size may be 40,000 square feet, the density permitted on a given parcel is based on the Watershed Protection Overlay District in which the property is located. Refer to Section 4.2.4 for a breakdown of the allowable density (i.e., the number of individual dwellings that can be developed on a parcel of property).
4. Allowable impervious surface area is based on the Watershed Protection Overlay District in which the property is located. Refer to Section 4.2.5 for a breakdown of the allowable impervious surface area.
5. For lots outside of a Watershed Protection Overlay District (see Section 4.2), the minimum usable lot area for lots that utilize ground absorption wastewater systems shall be 30,000 square feet for parcels between 40,000 square feet and 1.99 acres in size; zoning lots two acres and greater in size shall have a minimum usable lot area of at least 40,000 square feet. For Subdivisions utilizing the Flexible Development Option, the required wastewater system area may be contained either within the residential lot or within dedicated easement and/or septic lot that is recorded and maintained within allowed open space areas, and as further defined in NC DHHS DPH Innovative Waste Water System Approval IWWS 2016-01. Under the Flexible Development Option required minimum lot size shall be based on proposed wastewater disposal and percentage of open space. Please refer to Section 7.12 for more information.
6. With the exception of Orange County government development projects, wastewater treatment facilities with a design capacity of 3,000 gallons per day or more and package treatment plants for sanitary sewage disposal are prohibited in the AR zoning district unless approved through a Conditional District.
7. Proposed subdivisions are subject to all applicable subdivision standards detailed in Article 7. Note that Article 7 provides for different dimensional requirements than those shown in the Dimensional and Ratio Standards table depending upon the type of subdivision proposed and the percentage of open space provided.
8. Subdivisions utilizing the conventional design process and/or proposing private roads are subject to larger setbacks and minimum lot sizes than those listed in the Dimensional and Ratio Standards. Refer to Section 7.8.4 for additional requirements. Refer to Section 7.8.5 for private road standards.
9. The storage of junked or wrecked motor vehicles is prohibited except if the vehicle is stored in an enclosed building that conforms to applicable building code and zoning regulations or if such building is a legal non-conforming use.