**3.6.1. “A-1” Agricultural -** The purpose of this district is to preserve and protect agricultural land and uses, and to allow for rural residential uses. This district is also established to limit the indiscriminate infiltration of urban development in agricultural areas which adversely affects agricultural operators and/or particularly to minimize development in rural areas until appropriate services and utilities can be efficiently provided.

**3.6.1.a. Permitted Uses -**

**1.** Manufactured Home, Modular Housing Unit, Qualified Manufactured Home and On-Site Constructed Homes.

**2.** Agricultural crops including timber and the raising of farm animals and feeding lots.

**3.** Commercial greenhouses and plant nurseries including offices and sale yards.

**4.** Animal kennel, including pens, or exercise runs.

**5.** Such additional family dwellings manufactured mobile home, manufactured sectional home, modular housing unit, on-site constructed home occupied by the owner, full-time operator or family members of the farm and such additional dwellings as are necessary for occupancy by full-time employees of the farm operation are permitted on separate tracts containing at least five (5) acres in size.

**6.** Sale on the premises of agricultural products produced on the premises provided adequate off-street parking is provided.

**7.** Extraction of clay, gravel, sand, stone, oil and gas in conformity with applicable state and federal regulations, rules and statutes where the use of explosives is not employed.

**8.** Home Occupations shall be ruled on by the Board of Adjustment according to the definition in Section 1.8 of this Regulation, upon application by the Administrative Officer when the classification is in doubt.

**9.** Manufactured Mobile Home and Manufactured Sectional Home as permitted under Section 4.3 and Modular Housing Unit and On-Site Constructed Houses are permitted on separate tracts containing the minimum lot area as required in Section 3.7.

**10.** Cellular Telecommunication Facility.

**3.6.1.b. Accessory Uses Permitted -** Accessory buildings which are not a part of the main buildings, including barns, sheds and other farm buildings, private garages and accessory buildings which are part of the main buildings.

**3.6.1.c. Conditional Uses -**

**1.** Airports and/or landing strips, cemeteries, public or private sewerage disposal plants, disposal of garbage or refuse by the governmental agency, hospitals and sanitariums, wireless transmitting stations.

**2.** Public and parochial schools and colleges, and private schools and colleges for academic instructions.

**3.** Country club or golf course, libraries, public parks, playgrounds and community centers, churches, private non-commercial recreational areas, public utility and railroad structures.

**4.** Private manna, boat dock, golf course, or driving range or other private outdoor recreational activity.

**5.** Seasonal or Temporary Uses- Business uses related to an accessory to the existing agricultural use on the property run by the owner/operator of the farm. These include agriculturally related amusement such as profit making hayrides, corn mazes and bonfires that are seasonal or temporary in nature. These can be for individuals or groups. Concessions and other items not produced on site can be sold, provided that permits, inspections and approvals are obtained from the appropriate federal, state and local agencies. The Board can set conditions related to the hours of operation, length of season and insurance requirements.

**6.** Family Care Units: Additional provisions for Family Care Units:

**(a)** Second dwelling allowed on lot per approval of Environmental Office.

**(b)** All building activities shall conform to provision of the Kentucky Building Code and electric permits shall be acquired prior to the commencement of construction or alteration efforts.

**(c)** Family members allowed are mother, father, daughter, son, brother, sister, grandparents, stepparents, stepbrother, stepsister, and/or step-grandparents.

**(d)** Neighbors are to be notified in writing of the home being placed, with a copy of said writing as well as proof of notice being provided to the Meade County Zoning Administrator.

**(e)** The owner of the real estate on which a family care unit is situated must submit an annual report to the Meade County Zoning Administrator indicating that the purpose for, which the accessory family care unit was approved, has not changed and the unit continues to be occupied in accordance with the approval. Any change of use that does not comply with this provision will result in termination of the right to occupy or use the unit.

**(f)** The owner of the real estate on which a family care unit is situated is subject to be fined or enjoined if the family care unit ceases to exist and notified that the accessory family care unit must be removed. The accessory family care unit shall be removed within sixty (60) days of the permissible use ceasing.

**(g)** The accessory family care unit shall not be available to the public for rent.

**(h)** The accessory family care unit shall have a sewerage system (septic system and lateral lines) approved by the Meade County Environmental Office.

**(i)** The family care unit shall constitute an impermissible conditional use if the owner of the real estate on which the unit is situated does not live on the real estate.

**7.** Recreational Vehicle Communities with minimum standards set forth by KRS 219 and 902 KAR Chapter 15. The Board can set conditions such as time limits, bond requirements, and proof of contracts.

**3.6.1.d. Dimension and Area Regulations** - The regulations on the dimension and area for lots and structures are set forth in Section 3.7 the Schedule of Dimensions and Area Regulations.

**3.6.1.e. Exceptions -**

**1.** Agricultural buildings on land which is used solely for agricultural farming, dairying, stock raising or similar purposes, shall have no regulations imposed as to building permits or certificates of compliance, except that:

1. setback requirements must be met; and

**(b)** that all buildings or structures in a designated flood-way or flood plain which tend to increase flood heights or obstruct the flow of flood waters shall be regulated by the Planning Commission, and therefore, require the review and approval of the Meade County Planning Commission.

**2.** All structures other than agricultural buildings shall conform to all zoning regulation requirements.