

5.1 Agriculture District - Purpose

The Agricultural District is established to encourage preservation and protection of agricultural lands and the ideal of the family farm and to discourage uses incompatible with agricultural operations or detrimental to agricultural lands.

5.1.1 Permitted uses

- 1) All types of farming and ranching operations including dairying, livestock, poultry raising, apiaries, and fur farming.
- 2) Truck gardening, nurseries, greenhouse and roadside stands offering for sale only those farm products which have been grown on the premises.
- 3) Accessory buildings and structures necessary to the operation of farms or ranches.
- 4) Animal hospitals and clinics provided they are not located nearer than five hundred (500) feet from any residence except the residence of the owner-operator.
- 5) Cemeteries.
- 6) Churches and related facilities.
- 7) Grain elevators and accessory structures (non-commercial).
- 8) Home occupations and rural home occupations.
- 9) Public parks and recreational facilities, wildlife and game management areas and refuges.
- 10) Public, private, and parochial schools.
- 11) Single-family residence.
- 12) Oil and gas drilling and production.
- 13) Libraries.
- 14) Oil and gas exploration.
- 15) Livestock auction facilities.

Amended by the Stark County Commission on July 1, 2014, August 5, 2014, and May 2, 2017

- 16) Non-commercial golf courses, country clubs and other private recreational club.
- 17) Fire and police stations.
- 18) Oil, Gas, and other related gathering line systems.

5.1.2 Conditional Uses

- 1) Commercial feedlots subject to the provisions of this Code.
- 2) Manufacturing and processing of agricultural resources and products indigenous to the county but not including rendering plants, fertilizer plants and the like.
- 3) Solid waste disposal facilities subject to the provisions of the Code.
- 4) Electrical substations, high voltage transmission lines and accessory buildings used for the primary purpose of transmission of electrical energy from one area to another. These provisions shall not apply to those transmission lines which directly serve the county.
- 5) Transmitting towers, relaying stations and pipelines.
- 6) Mobile Homes (Manufactured Homes) - Manufactured or modular homes on a permanent type of foundation.
- 7) Hunting lodges.
- 8) Bed and breakfast inns.
- 9) Anhydrous ammonia storage facilities.
- 10) Wastewater plants and systems.
- 11) Water depots.
- 12) Gravel pits, crushing and stockpiling.
- 13) Communication towers.
- 14) Airport and landing field.
- 15) Wind energy facilities.

Amended by the Stark County Commission on July 1, 2014, August 5, 2014, and May 2, 2017

- 16) Child care and child nurseries.
- 17) Adult care centers.
- 18) Agricultural equipment storage.
- 19) Family home day care.
- 20) Firing range, outdoor.
- 21) Hospitals and medical centers.
- 22) Stables.
- 23) Livestock transfer and feeding operations.
- 24) Kennels.
- 25) Mineral and other substance excavation and mining
- 26) Temporary uses, including, but not limited to
 - i. Bazaars, Carnivals, or Fairs;
 - ii. Musical Events;
 - iii. Racing Events;
 - iv. Rodeos;
 - v. Public gatherings for a single-purpose event;
 - vi. Temporary building or yard for construction materials and/or equipment incidental and necessary for current construction in the immediate surrounding area;
 - vii. Temporary office incidental and necessary for the construction, sale, or rental of the property in the immediate surrounding area;
 - viii. Temporary operations for road improvement projects, including a temporary asphalt plant.

Permits shall be valid for such period of time as determined by the County Commission and shall be renewable at the discretion of the County Commission.

Amended by the Stark County Commission on July 1, 2014, August 5, 2014, and May 2, 2017

- 27) Correctional facilities.
- 28) Components of water and wastewater systems
- 29) Radio and television transmitting and receiving facility.
- 30) Colleges and universities.
- 31) Dormitories.
- 32) On site storage of equipment and material related to oil exploration and production.
- 33) MET Towers.

Development Standards

- 1) Minimum lot size: 40 acres
- 2) Minimum lot width: 300 feet
- 3) Minimum front yard setbacks: 50 feet
- 4) Minimum side yard setbacks: 15 feet
- 5) Minimum rear yard setbacks: 50 feet
- 6) Maximum lot coverage: N/A
- 7) Maximum height: 35 feet for residential structures

5.2 AR Agricultural Residential

It is the purpose of this district to protect farmland and related farming activities while providing for the development of large lot residential housing.

5.2.1 Permitted Uses

- 1) All types of farming and ranching operations including dairying, livestock, poultry raising, apiaries, and fur farming.
- 2) Truck gardening, nurseries, greenhouse and roadside stands offering for sale only those farm products which have been grown on the premises.
- 3) Accessory buildings and structures necessary to the operation of farms or ranches.
- 4) Animal hospitals and clinics provided they are not located nearer than five hundred (500) feet from any residence except the residence of the owner-operator.
- 5) Cemeteries.
- 6) Churches and related facilities.
- 7) Home occupations and rural home occupations.
- 8) Public parks and recreational facilities, wildlife and game management areas and refuges.
- 9) Public, private, and parochial schools.
- 10) Oil and Gas Drilling and Production
- 11) Single-family residences
- 12) Libraries
- 13) Fire and police stations
- 14) Long-term care and group home facilities
- 15) Family home day care.
- 16) Non-commercial golf courses, country clubs and other private recreational clubs.

- 17) Fire and police stations
- 18) Oil, Gas, and other related gathering line systems.

5.2.2. Conditional Uses

- 1) Commercial feedlots subject to the provisions of this Code.
- 2) Manufacturing and processing of agricultural resources and products indigenous to the county but not including rendering plants, fertilizer plants and the like.
- 3) Solid waste disposal facilities subject to the provisions of the Code
- 4) Electrical substations, high voltage transmission lines and accessory buildings used for the primary purpose of transmission of electrical energy from one area to another. These provisions shall not apply to those transmission lines which directly serve the county.
- 5) Transmitting towers, relaying stations and pipelines
- 6) Coal Mining
- 7) Mobile Homes (Manufactured Homes)-Manufactured or modular homes on a permanent type of foundation.
- 8) Hunting lodges.
- 9) Bed and breakfast inns.
- 10) Anhydrous Ammonia storage facilities.
- 11) Wastewater plants and systems
- 12) Water depots.
- 13) Gravel Pits, Crushing and Stockpiling
- 14) Communication towers.
- 15) Airport and landing field.
- 16) Wind energy facilities.
- 17) Child care and child nurseries

- 18) Adult care centers
- 19) Agricultural Equipment Storage
- 20) Family Home Day Care
- 21) Firing Range, Outdoor
- 22) Hospitals and Medical Centers, including mental health facilities
- 23) Stables
- 24) Livestock transfer and feeding operations
- 25) Kennels
- 26) Mineral and other substance excavation and mining.
- 27) Temporary uses, including, but not limited to,
 - i. Bazaars, Carnivals, or Fairs;
 - ii. Musical Events;
 - iii. Racing Events;
 - iv. Rodeos;
 - v. Public gatherings for a single-purpose event;
 - vi. Temporary building or yard for construction materials and/or equipment incidental and necessary for current construction in the immediate surrounding area;
 - vii. Temporary office incidental and necessary for the construction, sale, or rental of the property in the immediate surrounding area.
- 28) Correctional facilities
- 29) Components of water and wastewater systems
- 30) Radio and television transmitting and receiving facility
- 31) Colleges and universities
- 32) Dormitories

Development Standards

- 1) Minimum lot size: 10 acres
- 2) Minimum lot width: 150 feet
- 3) Minimum front yard setbacks: 50 feet
- 4) Minimum side yard setbacks: 15 feet
- 5) Minimum rear yard setbacks: 50 feet
- 6) Maximum lot coverage: N/A
- 7) Maximum height: 35 feet for residential structures

5.3 Rural Residential: Purpose

The rural residential district is established to promote a suitable residential environment uninterrupted by conflicting uses and incompatible activities in unincorporated communities.

5.3.1 Permitted Uses

- 1) All types of farming and ranching operations including dairying, livestock, poultry raising, apiaries, and fur farming.
- 2) Truck gardening, nurseries, greenhouse and roadside stands offering for sale only those farm products which have been grown on the premises.
- 3) Accessory buildings and structures necessary to the operation of farms or ranches.
- 4) Animal hospitals and clinics provided they are not located nearer than five hundred (500) feet from any residence except the residence of the owner-operator.
- 5) Cemeteries.
- 6) Churches and related facilities.
- 7) Home occupations and rural home occupations.
- 8) Public parks and recreational facilities, wildlife and game management areas and refuges.
- 9) Public, private, and parochial schools.
- 10) Single-family residence.
- 11) Oil and Gas Drilling and Production.
- 12) Libraries.
- 13) Oil and gas exploration.
- 14) Non-commercial golf courses, country clubs and other private recreational clubs.
- 15) Fire and police stations.
- 16) Museums, art galleries and studios.

- 17) Oil, Gas, and other related gathering line systems.

5.3.2 Conditional Uses

- 1) Electrical substations, high voltage transmission lines and accessory buildings used for the primary purpose of transmission of electrical energy from one area to another. These provisions shall not apply to those transmission lines which directly serve the county.
- 2) Transmitting towers, relaying stations and pipelines.
- 3) Coal mining.
- 4) Mobile homes (manufactured homes): Manufactured or modular homes on a permanent type of foundation.
- 5) Hunting lodges.
- 6) Bed and breakfast inns.
- 7) Wastewater plants and systems.
- 8) Water depots.
- 9) Gravel pits, crushing and stockpiling.
- 10) Communication towers.
- 11) Wind energy facilities.
- 12) Child care and child nurseries.
- 13) Adult care centers.
- 14) Family home day care.
- 15) Hospitals and medical centers, including mental health facilities.
- 16) Stables.
- 17) Livestock transfer and feeding operations.
- 18) Kennels.

- 19) Temporary uses, including, but not limited to,
 - i. Bazaars, Carnivals, or Fairs;
 - ii. Musical Events;
 - iii. Racing Events;
 - iv. Rodeos;
 - v. Public gatherings for a single-purpose event;
 - vi. Temporary building or yard for construction materials and/or equipment incidental and necessary for current construction in the immediate surrounding area;
 - vii. Temporary office incidental and necessary for the construction, sale, or rental of the property in the immediate surrounding area.

Permits shall be valid for such period of time as determined by the County Commission and shall be renewable at the discretion of the County Commission.

- 20) Correctional facilities.
- 21) Components of water and wastewater systems.
- 22) Radio and television transmitting and receiving facility.
- 23) Colleges and universities.
- 24) Dormitories.
- 25) MET Towers.

Development Standards

- 1) Minimum lot size: five (5) acres
- 2) Minimum lot width: one hundred fifty (150) feet
- 3) Minimum front yard setbacks: fifty (50) feet
- 4) Minimum side yard setbacks: fifteen (15) feet

5) Minimum rear yard setbacks: fifty (50) feet

6) Maximum lot coverage: N/A

Maximum height: thirty-five (35) feet for residential structures