

Section 4.4.1 Agriculture Zone District (A):

(A) **Purpose and Intent:** The Agriculture (A) Zone District provides a means to allow existing agricultural uses to continue and be expanded upon as permitted uses within the City; to allow the conduct of other agricultural uses; and to allow for the operation of nurseries and similar open space activities. The (A) designation may also be affixed to properties at the time of annexation in which case, the designation shall serve as a holding zone. Further, land so zoned shall be eligible for an agricultural property tax reduction pursuant to the rules and regulations of the County Tax Assessor.

(B) **Principal Uses and Structures Permitted:** The following types of use are allowed within the (A) District as a permitted use:

(1) The conduct of agricultural operations such as: crop lands, poultry, dairies, grazing lands, flower growing and fruit, citrus, and orchard groves; and structures normally associated there with such as: barns, chicken coops, drying sheds, farmhouses, greenhouses.

(2) Horse Ranches, Horse Boarding Stables, Riding Stables and Academies; and structures normally associated there with such as: stables and training facilities.

(3) Single family detached dwellings.

(4) Group Home, Type 1, pursuant to restrictions set forth in Section 4.3.3(I). **[Amd. Ord. 23-01 5/1/01]**

(5) Public educational facilities of The School District of Palm Beach County, pursuant to the regulations set forth in Section 4.3.3 (HH). **[Amd. Ord. 24-02 7/16/02]**

(6) Assisted Living Facilities. **[Amd. Ord. 01-10 1/19/10]**

(C) **Accessory Uses and Structures Permitted:** The following uses are allowed when a part of, or accessory to, the principal use:

(1) A "Farmer's Market" as an outlet for products produced on the property.

(2) Migrant worker housing for individuals employed on the site and their family

(3) The keeping of livestock normally associated with a farm such as: cattle, fowl, goats, horses, ponies, sheep.

(4) Uses and structures normally associated with residences such as: bird aviaries, boat docks, dog houses and dog runs, garages, greenhouses, guest cottages, playhouses, pool houses and covers, pump houses, slat houses, storage sheds, tennis courts, workshops, swimming pools, and home occupations.

SECTION 4.4.1 (D)

(D) **Conditional Uses and Structures Allowed:** There are no unrelated conditional uses listed based upon the premise that once an agricultural operation ceases, it is more appropriate to have the land rezoned to a district more in keeping with the designation on the Future Land Use Map. However nurseries, either retail or wholesale, may be accommodated as a conditional use.

(E) **Review and Approval Process:** All principal uses and accessory uses thereto shall be allowed upon application to and approval by the Chief Building Official for structures which require a building permit and otherwise complying with applicable use restrictions.

(F) **Development Standards:** The development standards as set forth in Section 4.3.4 shall apply. Except for the following:

(1) Nurseries duly approved as a conditional use, shall not be subject to a minimum lot size nor to lot dimension requirements;

(2) When the Agriculture Zone District is used as a "holding zone: upon a annexation, the lot size and dimension requirements shall be as exist upon annexation.

(G) **Supplemental District Regulations:** The supplemental district regulations as set forth in Article 4.6 shall apply with the exception of those pertaining to parking, loading, and outside storage.