

AMENDMENTS TO THE JEFFERSON COUNTY ZONING AND DEVELOPMENT REVIEW ORDINANCE. ADOPTED BY THE COUNTY COMMISSION OF JEFFERSON COUNTY ON AUGUST 25, 2005 TO TAKE EFFECT ON OCTOBER 3, 2005.

The format for these amendments are as follows:

1. Deletions are shown in {brackets}.
2. Additions are underlined.
3. Explanations are provided as needed.

Section 5.7 Rural District

The purpose of this district is to provide a location for low density single family residential development in conjunction with providing continued farming activities. This district is generally not intended to be served with public water or sewer facilities, although in situations where the Development Review System is utilized, it may be. A primary function of the low density residential development permitted within this section is to preserve the rural character of the County and the agricultural community. All lots subdivided in the rural District are subject to Section 5.7d Maximum number of lots allowed. The Development Review System does allow for higher density a Conditional use permit is issued. [AMENDED BY ACT OF THE COUNTY COMMISSION ON MAY 18, 1996]

a. Principal Permitted Uses

1. Agriculture as defined in Article 2; provided any building or feeding pens in which farm animals are kept shall comply with distance requirements specified in Section 4.6. Also, any buildings used to store manure shall comply with distance requirements specified in Section 4.6(a).  
[AMENDED BY ACT OF THE COUNTY COMMISSION ON JULY 15, 1993]
2. Churches and private or public elementary, middle or secondary schools {and educational facilities for adults.}  
[AMENDED BY ACT OF THE COUNTY COMMISSION EFFECTIVE, OCTOBER 14, 1999]
3. Single family dwelling, including mobile homes provided that they are utilized as single family dwelling units on the minimum lot size specified in Section 5.15.
4. Home Businesses as specified in Articles 2 and 4A.  
[AMENDED BY ACT OF THE COUNTY COMMISSION ON MAY 18, 1996]

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5. Private riding stables
6. Child or elderly care facilities with six (6) or less individuals in single family detached dwellings only; not counting the operator's children or parents.  
[AMENDED BY ACT OF THE COUNTY COMMISSION, EFFECTIVE OCTOBER 14, 1999]
7. Fire stations, ambulance and rescue squads, publicly supported.
8. Fish, game or poultry hatchery
9. Forestry
10. Library, museum, or similar institution of a noncommercial nature
11. Markets for the sale of farm products, and products incidental to farm products; provided that floor area does not exceed 1,500 square feet, a front yard setback of fifty feet (50) from the street right-of-way be maintained, and off street parking be provided  
[AMENDED BY ACT OF THE COUNTY COMMISSION ON MAY 18, 1996]
12. Horticultural nurseries and commercial greenhouses
13. Hospital
14. Public utilities uses, specified in Section 4.7 incident to any principal permitted uses
15. Accessory buildings and uses customarily incident to any principal permitted uses
16. Group Residential Facility
17. Bed and Breakfasts (no more than {2} 7 bedrooms) 4 receptions per year with no more than 1 tent per reception {subject to Section 9.8.}  
[AMENDED BY ACT OF THE COUNTY COMMISSION ON JULY 15, 1993]
18. Publicly owned facilities  
[AMENDED BY ACT OF THE COUNTY COMMISSION ON MAY 18, 1996]
19. Two family dwellings provided one unit is owner occupied  
[AMENDED BY ACT OF THE COUNTY COMMISSION ON MAY 18, 1996]
20. Wireless telecommunications facilities pursuant to Article 4B  
[AMENDED BY ACT OF THE COUNTY COMMISSION, EFFECTIVE JULY 1, 1998]

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21. Horse breeding and/or boarding  
[AMENDED BY ACT OF THE COUNTY COMMISSION, EFFECTIVE  
OCTOBER 14, 1999]
22. Equestrian riding/training facility  
[AMENDED BY ACT OF THE COUNTY COMMISSION, EFFECTIVE  
OCTOBER 14, 1999]
23. Model homes/sales office (pursuant to 4.18)  
[AMENDED BY ACT OF THE COUNTY COMMISSION, EFFECTIVE  
OCTOBER 14, 1999]
24. Non-profit Community Centers
25. Landscaping business outside of Planning Commission approved  
subdivisions
26. Veterinary services outside of Planning Commission approved subdivision
27. Feed and/or farm supply center and/or agricultural repair center
28. Dog kennels all portions of the use must be buffered pursuant to Article 4  
and setback at least 500 feet from any property that contains a residence.  
Kennels cannot be located within a Planning Commission approved  
residential subdivision.