

4.3 ZONING DISTRICTS

4.3.1 RESIDENTIAL ZONING DISTRICTS

A. Agriculture (AG) District

GENERAL DESCRIPTION	
The AG District is intended for the preservation of open space and to protect the most sensitive natural resources in Brownsville. It may include widely dispersed rural single-family homes but is primarily characterized by extensive, undisturbed landscapes and agricultural activity.	
LOT SIZE AND DENSITY	
LOT AREA (MIN.)	40,000 sq.ft.
LOT WIDTH (MIN.)	100 feet
LOT DEPTH (MIN.)	150 feet
NET DENSITY (DU/AC) (MAX.)	1 DU/Acre
LOT COVERAGE (MAX.)	30% (Including all accessory buildings on the lot)
PRIMARY BUILDING SETBACKS (MIN.)	
FRONT (PRIMARY STREET)	40' along Arterial streets 30' along all other streets
FRONT (SECONDARY STREET) (CORNER LOT)	40' along Arterial streets 30' along all other streets
SIDE PROPERTY LINE	10'
REAR PROPERTY LINE	10'
REAR OR SIDE (ALLEY)	5'
ACCESSORY BUILDING SETBACKS (MIN.)	
SETBACK FROM PRIMARY BUILDING	10'
SETBACK FROM ANY OTHER ACCESSORY BUILDING	5' (Shall meet any fire separation standards based on the construction type and use)
SIDE PROPERTY LINE	5'
REAR PROPERTY LINE	5'
REAR OR SIDE (ALLEY)	5'
PARKING PLACEMENT AND ACCESS	
PARKING PLACEMENT	Off-street parking spaces shall NOT be located in the front setback area along any street frontage Exception to the above may be made in the case of porte-cocheres and driveways located in the front setback area
BUILDING HEIGHT	
PRIMARY BUILDING	35'
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
4.4.3 Permitted Use Chart	4.6.5 Residential Adjacency
4.6.1 Building Design	4.6.6 Innovative Residential Design
4.6.2 Parking	4.6.7 Lighting
4.6.3 Landscaping	4.6.8 Accessory Buildings
4.6.4 Fencing and Screening	4.6.9 Wireless Transmission