

4. L. AP District: Agricultural Preservation

In an AP District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses and complying with the requirements so indicated.

(1) Permitted Uses:

- (a) All uses permitted in an R-1 District.
- (b) Agricultural uses as defined in Section 902(3) of Title 3 of the Delaware Code and related uses, including, without limitation, hunting, fishing, and spray irrigation of treated waste.

(2) Conditional Uses Subject to Special Requirements:

- (a) Agricultural support and other rural services, including farm supply services; equipment dealers; grain storage; farm product warehousing and storage; fishing, hunting, and trapping industries; kennels; veterinary services; commercial greenhouses; nursery and garden center; and cemeteries.

(3) Area Regulations:

- (a) Minimum lot area shall be five (5) acres, provided that residential lots may comply with the lot size and area regulations in R-1B Districts so long as the overall density of residential development does not exceed one dwelling per five acres.
- (b) Maximum lot coverage shall be thirty (30) percent, exclusive of accessory buildings.
- (c) Height of dwellings and buildings not related to agricultural uses shall not exceed three (3) stories or thirty-five (35) feet, whichever is less.