PINE GROVE DEED RESTRICTIONS

1. Residential / Agricultural Use

Each lot shall be used for residential or agricultural purposes, excluding industrial agriculture. Customary home occupations are permitted. No commercial or industrial uses shall be permitted.

2. No Commercial Solar

No commercial or utility-scale solar energy generation facilities shall be permitted. Residential solar serving the lot is permitted.

3. Junkyards / Vehicles

No junkyard, salvage yard, automobile dismantling, or similar use shall be permitted. No unlicensed or inoperable vehicle may be stored on any lot unless kept inside an enclosed garage.

4. Industrial Agriculture

No industrial or intensive agricultural operations shall be permitted, including commercial poultry houses, turkey barns, hog barns, feedlots, or similar confinement livestock operations.

5. Roadside Farm Sales

Roadside farm stands for the sale of produce, eggs, flowers, firewood, and similar products produced primarily on the lot are permitted.

6. Minimum Dwelling Size

Any single-story dwelling shall contain at least 1,200 square feet of finished above-grade living area. Any dwelling containing two or more stories shall contain at least 1,600 square feet of finished above-grade living area.

7. Home Occupations

Customary home occupations are permitted provided they are incidental to the residential use of the lot and do not create substantial traffic, noise, outdoor storage, or other impacts inconsistent with residential use.

8. Recreational / Agricultural Animals

Horses, cattle in reasonable numbers, poultry, and similar customary rural animals are permitted, provided they are not part of a prohibited industrial or intensive agricultural operation.

9. Outdoor Business Storage

No outdoor storage of commercial equipment, materials, inventory, or business-related vehicles shall be permitted, except as incidental to an approved agricultural use or customary home occupation.

10. Manufactured / Mobile Homes

No mobile homes, manufactured homes, trailers, or double-wide homes shall be permitted, whether placed on a permanent foundation or otherwise.