SECTION 13 A - AGRICULTURAL

13.1 GENERAL PURPOSE AND DESCRIPTION:

The A - Agricultural Zoning District is designed to permit the use of land for the propagation and cultivation of crops and similar uses of vacant land. Single family uses on large lots are also appropriate for this district.

13.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)

2. Single-family detached dwellings

3. Farms, barns, nurseries, greenhouses or gardens on parcels three (3) acres or larger, limited to the propagation and cultivation of plants, provided no retail business is conducted on the premises except as provided under home occupation (Appendix A-3, Definitions). Barns or other similar structures located on less than three (3) acres shall not exceed 240 square feet in floor area.

4. Municipally-owned facilities and uses

5. Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business except as provided herein:

   a. The term accessory use shall include customary home occupations as herein defined.
   b. Accessory buildings, including a private garage, shall not occupy more than fifty percent (50%) of the minimum required rear yard. When the accessory building is directly attached to the main building, it shall be considered an integral part of the main building. See Section 40 for additional accessory use requirements.
   c. A detached private garage used in conjunction with the main building.
   d. One antenna (amateur or CB radio) and one microwave reflector (satellite dish) antenna, not located in the front yard.
   e. Detached garages and living quarters above a detached garage, or other accessory buildings such as barns, sheds, and other structures are permitted. Detached servants quarters without a garage shall be permitted by SUP and are required to be on a lot three (3) acres or larger. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide servant or farm worker actually and regularly employed by the land owner or occupant of the main building or is a guest or family member. The structure shall in any case not be leased or sold.
   f. Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.

6. Swimming Pool (private)

7. Utilities (public)

8. Such uses as may be permitted under the provisions of Specific Use Permits, Section 35

13.3 HEIGHT REGULATIONS:

A. **Maximum Height**:

1. Two and one-half (2½) stories for the main building and detached garages with living quarters.
2. One (1) story for accessory buildings without garages.
3. Other (see Section 43)

13.4 **AREA REGULATIONS:**

A. **Size of Lots**:

1. **Minimum Lot Area** - Three (3) acres
2. **Minimum Lot Width** - Two Hundred feet (200')
3. **Minimum Lot Depth** - Two hundred feet (200')

B. **Size of Yards**:

1. **Minimum Front Yard** - Fifty feet (50')
2. **Minimum Side Yard** - Ten percent (10%) of the lot width but need not exceed fifteen feet (15'); twenty-five feet (25') from a street right-of-way.
3. **Minimum Rear Yard** - Twenty feet (20') from a garage or carport to an alley; ten feet (10') to a main building.

C. **Maximum Lot Coverage**: Thirty percent (30%) by main buildings; fifty percent (50%) including accessory buildings, driveways and parking areas.

D. **Parking Regulations**

1. **Single Family Dwelling Unit** - A minimum of two (2) enclosed spaces behind the front building line on the same lot as the main structure.
2. **Other** - See Section 38, Off-Street Parking and Loading Regulations

E. **Minimum Dwelling Unit Area** - Two thousand five hundred (2,500) square feet

13.5 **SPECIAL REQUIREMENTS**:

A. Recreational vehicles, travel trailers or mobile homes, may not be used for on-site dwelling purposes.

B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on three or more acres.

C. Open storage is prohibited (except for materials for the resident's personal use or consumption, i.e. firewood, garden materials, etc.).

D. Single-family homes with side entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty five feet (25') from the exterior face of the garage or carport to the side property line for maneuvering.

E. **Other Regulations** - As established by Sections 37 through 45.