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# **AG AGRICULTURAL DISTRICT**

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## **12.0 PURPOSE**

The purpose of the Agricultural District is to provide an area for agricultural pursuits protected from infringement of unguided urban development; to create and preserve a setting for rural small estate residential development; and, to conserve areas physically unsuitable for intensive development.

## **12.1 USES PERMITTED IN THE AG DISTRICT**

1. Agricultural uses, commercial grain storage.
2. Single family residential dwelling.
3. Utility and service system buildings and lands, public buildings, picnic grounds, religious and educational institutions.
4. Unlighted signs notifying of sale, rental or lease of land or sale of farm goods on the premises on which the sign is maintained having not over four (4) square feet of sign area; signs announcing meeting time and place of civic organizations.
5. Home occupations.

## **12.2 CONDITIONAL USES IN THE AG DISTRICT\***

1. Real Estate, professional, and small announcement signs, subject to the provisions of Article 19.
2. Uses of land including quarrying and mining of natural resource (See Article 20).
3. Cemeteries, golf courses and similar uses.
4. Private aviation field.

**\* As approved by the Board of Zoning Appeals.**

## **12.3 REQUIRED LOT AREA AND LOT WIDTH IN THE AG DISTRICT FOR RESIDENTIAL USE**

Each single family dwelling shall be located on a lot having an area of not less than forty-five (45,000) thousand square feet and a lot width of not less than one-hundred fifty (150) feet at the road frontage.

## **12.4 HEIGHT REGULATION IN THE AG DISTRICT**

No dwelling shall exceed two-one half (2 ½) stories or thirty-five (35) feet in height.

## **12.5 REQUIRED YARD IN THE AG DISTRICT**

All dwellings shall have the following minimum yard spaces:

Front Yard	40 feet*
Side Yard	15 feet each side
Rear Yard	50 feet

## **12.6 REQUIRED FLOOR AREA IN THE AG DISTRICT**

Any building intended in whole or part for residential purpose shall meet requirements of Article 13.3

## **12.7 AGRICULTURAL STRUCTURES: AREA, WIDTH AND YARD REQUIREMENTS**

Front Yard	50 feet**
Side Yard	15 feet on both sides
Rear Yard	None
Lot Area	None

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\*Or 70 feet from the center of the road if no R.O.W. has been established.

Corner lots shall provide the minimum front yard requirements on each street side to the lot.

\*\* Or 80 feet from the center of the street if no R.O.W. has been established.

Revised

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