

ARTICLE V “A-1” Agricultural District

Section 1. Principal Uses.

Property and buildings in the “A-1” Agricultural District shall be used only for the following purposes:

- 1.001 One-family detached dwellings.
- 1.002 Farming, providing that no building in which farm animals and poultry are housed shall be within three hundred (300) feet of any lot in any “RI” District or any lot occupied by a dwelling other than a farm, dwelling,
- 1.003 Stables and kennels, provided that no such stables or kennels shall be within three hundred (300) feet of any lot in an “RI” District or any lot occupied by a dwelling.
- 1.004 Truck and flower gardening and nurseries.
- 1.005 Accessory uses and buildings incidental to and on the same zoning lot as a principal use, including:
 - a. Garages and carports.
 - b. Gardens and greenhouses.
 - c. Home occupations.
 - d. Tool houses, sheds and other buildings for the storage of equipment and supplies.
 - e. Off-street parking in accordance with Article XIV.
- 1.06 Testing of farm and construction equipment, and maintenance and repair to same.

Section 2. Special Uses.

Property and buildings in the “A-1” Agricultural District may be used for the following purposes upon review and approval by the Board of Appeals in accordance with Article XVIII:

- 2.001 CEMETERIES.
- 2.002 CULTURAL INSTITUTIONS. as follows:
 - a. Art galleries.
 - b. Libraries.
 - c. Museums.
- 2.003 EDUCATIONAL INSTITUTIONS. as follows:
 - a. Colleges and universities, including structures and facilities necessary to the operation of a college or university.
 - b. Elementary and high schools.
 - c. Schools for handicapped children.
 - d. Day nurseries and other schools for the care and instruction of children.
- 2.004 EXCAVATIONS FOR SPECIFIED PURPOSES. as follows:
 - a. Artificial lakes.
 - b. Borrow pits.
 - c. Topsoil removal,
 - d. Filling of land.

- 2.005 LIVING QUARTERS FOR PERSONS EMPLOYED ON THE PREMISES.
- 2.006 PLANNED DEVELOPMENTS, RESIDENTIAL.
- 2.007 PUBLIC UTILITY, SERVICE AND EQUIPMENT FACILITIES AND TELECOMMUNICATIONS TOWERS.
(Amd. Ord. 98-0-09, 4-15-98)
- 2.008 GOVERNMENTAL OFFICES, FACILITIES AND STRUCTURES.
- 2.009 RECREATIONAL FACILITIES. as follows:
 - a. Country clubs.
 - b. Golf courses.
 - c. Parks, playgrounds and community buildings, riding academies.
 - e. Swimming pools and clubs,
 - f. Tennis courts and clubs.
- 2.010 RELIGIOUS INSTITUTIONS. as follows:
 - a. Churches, chapels, temples, synagogues and other similar establishments of religion,
 - b. Convents, monasteries, seminaries and other similar religious institutions.
 - c. Rectories, parsonages, and similar dwellings.
- 2.011 ACCESSORY uses incidental to and on the same zoning lot as the special use.

Section 3. HEIGHT REGULATION.

No building or structure shall exceed three (3) stories or thirty-five (35) feet in height.

Section 4. MINIMUM LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

4.001 MINIMUM LOT AREA

- a. Five Acres

4.002 MINIMUM FRONTAGE AND YARD REQUIREMENTS.

		Front	Side	Rear
	Lot	Yard	Yard	Yard
	<u>Width</u>	<u>Depth</u>	<u>Width</u>	<u>Depth</u>
a.	One-family dwellings.	125 ft.	50 ft.	20 ft. 50 ft.
b.	Other principal uses.	300 ft.	100 ft.	40 ft. 100 ft.