

ARTICLE 16

A-1 AGRICULTURAL DISTRICT

16.01

INTENT:

This district is composed of certain land being used for agricultural activities, open recreational uses, and other open land uses. Sub-marginal lands having no principal use also are included in this district. It is the intent of this district to protect the open area from the encroachment of scattered urban type uses until such time as the area is ready for more intense development.

16.02

PERMITTED PRINCIPAL USES:

- (1) Agriculture and gardening including the sale of produce and plants raised on the premises;
- (2) Animal shelters;
- (3) Kennels.

16.03

ACCESSORY USES:

- (1) Personal Wireless Service Sites and
- (2) Any use customarily accessory or incidental to the permitted uses with the exception of uses listed under 16.04 (7) below.

16.04

CONDITIONAL USES:

- (1) Cemeteries;
- (2) Home occupations (See Section 3.02);
- (3) One family dwellings;
- (4) Open air commercial amusements;
- (5) Public or private recreation facilities including parks, playgrounds, golf courses, boat docks, driving ranges, swimming pool and customary accessory buildings;
- (6) Supervised educational religious, recreational and physical fitness facilities with or without provisions for overnight short-term residence such as boarding schools, band camps, religious retreats, scout camps and physical fitness/weight control centers;

(7) Breeding, boarding, grooming and retail sales of domestic pet birds. Retail sale of supplies related to the care of domestic pet birds. The business owner/operator must maintain his principal residence on property used for any business use outlined in (7).

16.05

YARD AND LOT REQUIREMENTS:

(1) Required yards:

(a) Front yards shall not be less than 35 feet in depth;

(b) Side yards shall not be less than 15 feet on each side;

(c) Rear yards shall not be less than 40 feet in depth.

(2) Minimum Lot Area:

The minimum lot area shall not be less than 5 acres.

16.06

BUILDING HEIGHT REGULATIONS:

No structure shall exceed 2 ½ stories or 35 feet in height with the exception of personal wireless service towers which shall not exceed 200 feet in height.

16.07

ACCESSORY PARKING:

In the Agricultural District parking shall be provided as required in Section 18.16.

16.08

SIGNS:

See Section 18.20 for size and location of permitted signs.