

## TITLE SEVEN – SUPPLEMENTAL REGULATIONS

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### CHAPTER 1151 “A-1” Agricultural District.

- 1151.01 Permitted Uses.
  - 1151.02 Conditionally Permitted Uses.
  - 1151.03 Building Height.
  - 1151.04 Required Lot Area and Lot Width.
  - 1151.05 Yards Required.
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  - 1151.07 Permitted Signs.
  - 1151.08 Off-Street Parking and Loading Requirements.
  - 1151.09 General Regulations.
  - 1151.10 Wind Generator(s): Low and High Impact Regulations.
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#### CROSS REFERENCES

- Computation of required yards - See P. & Z. 1133
  - Rear Dwellings - See P. & Z. 1133
  - General Regulations - See P. & Z. 1181
  - Off-Street Parking and Loading Requirements - See P. & Z. 1183
  - Signs - See P. & Z. 1185
  - Special provisions - See P. & Z. 1187
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#### **1151.01 PERMITTED USES.**

In an “A-1” Agricultural District, no land or building shall be used or changed in use and

No building shall be located, erected, or structurally altered,

Unless otherwise provided herein, except for one or more of the following:

Agricultural.

Plant nursery, subject to the conditions listed in Chapter 1159.

Single-family dwelling.

Public uses.

Semipublic uses.

Accessory uses.

(Ord. 5-97. Passed 2-4-97.)

## **1151.02 CONDITIONALLY PERMITTED USES.**

In an "A-1" Agricultural District, the following uses shall be classed as conditionally permitted uses and may be permitted by the Board of Zoning Appeals,

Subject to the general conditions as set forth in Chapter 1137, and

Subject to the conditions noted:

### **A. Airport.**

1. The applicant shall demonstrate that the proposed operation will not be detrimental to the vicinity or surrounding properties.
2. The proposed facility shall meet the appropriate standards and requirements of the Federal Aviation Administration.
3. The airport, in accordance with the standards and requirements of the Federal Aviation Administration, will not require the heights of structures on adjacent land to be less than the height limit specifically prescribed for the District in which such land is situated.
4. All runways and service aprons shall have a dustless surface.
5. No area used by any aircraft under its own power shall be located within a distance of:
  - a. Two hundred (200') feet from any property line;
  - b. One thousand (1,000') feet from any public or private institution; or
  - c. One thousand (1,000') feet from any Residential or Business District on the approach and departure ends of the runway.
  - d. Buildings, hangars, or other structures shall be at least two hundred (200') feet from any property line.
6. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any adjacent property or any adjacent public street.

B. Bed & Breakfast Inn.

1. The Inn must be owner operated and be the principal residence of the owner and occupied by the owner.
2. One (1) individual not residing in the Inn may be employed in the operation of the Inn.
3. No more than four (4) rooms may be offered for rent.
4. Each room rented shall contain a minimum of one hundred (100) square feet.
5. Neither any rented room nor the owner's dwelling space shall be located in an accessory structure.
6. No cooking facilities of any type shall be permitted in the rented rooms.
7. A minimum of one (1) on-site parking space per room offered for rent and two (2) spaces for the owner shall be required.
8. No change to the outside appearance of the dwelling shall occur.
9. One (1) sign not exceeding two (2) square feet in area shall be permitted identifying the dwelling as a "Bed and Breakfast Inn".

Such sign shall be connected to the principal residence.

C. Cemetery.

1. The site shall have direct access to a major thoroughfare which the Board of Zoning Appeals determines is adequate to serve the size of the facility proposed.
2. Any new cemetery shall be located on a site containing not less than twenty (20) acres.
3. All buildings, including but not limited to mausoleums and maintenance buildings, shall not be located within one-hundred (100') feet of any property line.

4. All graves or burial lots shall be set back not less than fifty (50') feet from any property line.
5. Fencing
  - a. The entire property shall be enclosed with an ornamental fence, wall or compact planting barrier.
  - b. Such fence, wall or planting barrier shall be at least four (4') feet in height and provided with landscaping.

D. Home Occupation.  
See Chapter 1131.

E. Recreational Facility.

1. Accessory uses necessary to the operation of such use, such as clubhouses, restaurants, bars, swimming pools and similar activities, shall be permitted.

However, such uses, where the conduct of business is the principal activity, shall not be permitted.

2. The lot shall be located so as to abut a collector street, secondary thoroughfare, or major thoroughfare with at least one (1) property line.
3. Adequate lot areas shall be provided for the use contemplated.
4. Minimum setback lines shall be fifty (50') feet from an adjoining property line.

However, the distance from the center and centerline of all greens and fairways shall be at least one hundred fifty (150') feet from an adjoining property line.

5. A continuous planting screen, not less than six (6') feet in height, shall be provided, when any field for:

Baseball,

Football,

Soccer,

Softball,  
Structured play area,  
Tennis court, or  
Parking area

Is located less than one hundred fifty (150') feet from any residential property.

F. Riding Stables.

1. Minimum lot area shall be ten (10) acres.
2. Minimum setback lines for any

Corrals,  
Pens, or  
Structures,

Housing animals shall be two hundred (200') feet from an adjoining property line,

Except where animals are kept in soundproof, air conditioned buildings, in which case the required setback line is one hundred (100') feet.

3. Fencing shall be provided that is adequate to enclose the activities therein, and

Landscape screening, (see Chapter 1181), shall be provided whenever such use abuts a residential zone district.

4. Sanitation facilities shall be approved by local Health District.

G. Roadside Stands.

1. Roadside stands shall be used for the sale of agricultural and plant nursery products,

Provided a minimum of sixty (60%) percent of the total value of all products sold is raised on the premises.

2. The minimum yard setbacks shall be:
  - a. Front yard: - Twenty-five (25') feet.
  - b. Rear yard: - Fifty (50') feet
  - c. Side yard: - Twenty (20') feet (each side)
3. Adequate parking shall be provided so as not to interfere with vehicular traffic on adjacent thoroughfares.

H. Specialized Animal Raising and Care, Veterinary Establishment.

1. Principal Permitted Uses:
  - a. The care of ill and/or injured household animals.
  - b. The overnight boarding of ill and/or injured household animals.
  - c. The sale of goods used in the care of household animals.
2. Care and boarding shall be limited to small animals and may not include cattle, horse or swine except in the "A-1" District.
3. All activities, other than off-street parking and loading/unloading, shall be conducted with a fully enclosed structure.

Outside runs shall be permitted only in the "A-1" District, where they shall be at least two hundred (200') feet from any lot in a Residential District.
4. Structures shall be designed and maintained in a manner to prevent the development of unsanitary conditions, which could result in unpleasant odor or vermin nuisance.
5. Rooms intended to accommodate animals shall be insulated, or otherwise soundproofed and vented, so that animal noises will not be audible at any point on the perimeter of the property.
6. A solid wood fence or masonry wall six (6') feet high shall be constructed where an animal hospital, veterinary clinic, or kennel is located adjacent to a Residential District.

(Ord. 5-97. Passed 2-4-97.)

**1151.03 BUILDING HEIGHT LIMIT.**

No building shall hereafter be erected or structurally altered to a height exceeding thirty-five (35') feet.

(Ord. 5-97. Passed 2-4-97.)

**1151.04 REQUIRED LOT AREA AND LOT WIDTH.**

A. Minimum lot area shall be one (1) acre.

B. Minimum lot width shall be one hundred (100') feet.

(Ord. 5-97. Passed 2-4-97.)

**1151.05 YARDS REQUIRED**

The following minimum yard requirements shall apply to all yards in a "A-1" District.

A. Front Yard: - Fifty (50') feet

B. Rear Yard: - Fifty (50') feet

C. Side Yard: - Twenty feet (20') (each side)

(Ord. 5-97. passed 2-4-97.)

**1151.06 PERCENTAGE OF LOT COVERAGE.**

All buildings including accessory buildings shall not cover more than thirty-five (35%) percent of the lot area.

(Ord. 5-97. Passed 2-4-97.)

**1151.07 PERMITTED SIGNS.**

The provisions of Chapter 1185 shall apply in this district.

(Ord. 5-97. Passed 2-4-97.)

**1151.08 OFF-STREET PARKING AND LOADING REQUIREMENTS.**

The provisions of Chapter 1183 shall apply to this district.

(Ord. 5-97. Passed 2-4-97.)

**1151.09 GENERAL REGULATIONS.**

The provisions of Chapter 1181 shall apply to this district.

(Ord. 5-97. Passed 2-4-97.)

**1151.10 WIND GENERATOR(S), LOW & HIGH IMPACT REGULATIONS.**

The provisions of Chapter 1187 shall apply.

