

SECTION 6

A-1 AGRICULTURAL DISTRICT

6.1 PURPOSES:

The A-1 Agricultural District is designed to maintain an environment where agricultural purposes may be served. Agricultural purposes consist of the art or science of cultivating the ground, including harvesting of crops and rearing and management of livestock; tillage; husbandry; farming; in a broader sense, the science and art of the production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use. In the broad use it includes farming, horticulture and forestry, together with such subjects as butter and cheese making, horse husbandry, etc. An agricultural purpose does not include the extraction of sand, gravel or limestone, even when such an activity is related to an agricultural purpose.

6.2 PERMITTED AND CONDITIONAL USES:

See Section 11 of this Zoning Code. Uses in this zoning district may be served by individual well and septic systems where public utilities are not available within the distances established in the Municipal Code.

6.3 BULK, LOT AREA, AND YARD REQUIREMENTS:

See the Agricultural Bulk Chart at the end of Section 6 of this Zoning Code.

6.4 DWELLING STANDARDS:

See the Dwelling Standards chart at the end of Section 6 of this Zoning Code.

6.5 TEMPORARY USES AND HOME OCCUPATIONS, ACCESSORY STRUCTURES AND USES:

Temporary uses and home occupations, accessory structures and uses, are permitted in the A-1 Agricultural District subject to the provisions of Sections 12, 13 and 17 of this Zoning Code.

6.6 PARKING AND LOADING REQUIREMENTS:

See the parking and loading requirements in Section 18 of this Zoning Code.

6.7 SIGN REGULATIONS:

Signs are permitted in the A-1 Agricultural District subject to the provisions of Section 16 of this Zoning Code.

6.8 AGRICULTURAL BULK CHART

	Lot/Parcel Area, Frontage		Yard Requirements ¹			
	Minimum Area	Minimum Width Frontage	Minimum Front Yard ²	Minimum Rear Yard	Minimum Side Yard	Max. land coverage of buildings & structures
District	Acres or Square Feet	Feet	Feet	Feet	Feet	Cumulative (percent)
A-1	40 acres	330	50 ³	75	50	N/A

1. No building shall be erected or enlarged unless the foregoing area, frontage and yard requirements are met, satisfied and maintained in connection with such building, structure or enlargement.
2. See definition of Yard, Front.
3. The minimum requirements for a front yard abutting the road or street in the A-1 Agricultural District is 50 feet from the established right of way or 80 feet from the center line, whichever is greater.

	Bulk Limits			
	Height Limit for Principal Use		Height Limit for Accessory Use ¹	
Zoning District	Feet	Stories	Feet	Stories

	Bulk Limits			
	Height Limit for Principal Use		Height Limit for Accessory Use ¹	
A-1	35	2.5	60	3.5

1. Height Exceptions:

Amateur radio facilities (as set forth in Section 14).

6.9

DWELLING STANDARDS CHART
Minimum gross floor area

	Single Family Detached Dwelling	
	One Story	Two Story
A-1	2750 sq. ft.	3200 sq. ft.