

CHAPTER 1175

A-1 Agricultural District

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CROSS REFERENCES

Agriculture defined - see P. & Z. 1121.02 (1.1)

Roadside stand defined - see P. & Z. 1121.02 (67.1)

Nonconforming uses - see P. & Z. Ch. 1179

Accessory buildings - see P. & Z. Ch. 1181

Off-street parking and loading - see P. & Z. Ch. 1183

Signs - see P. & Z. Ch. 1187

1175.01 INTENT.

The A-1 Agricultural District is established as a zone in which agricultural and certain related uses are encouraged as the principal uses of land. The specific intent is to facilitate the proper use of lands best suited to agriculture in order to minimize the conflicts between urban and agricultural uses, to preserve and protect agricultural land from unnecessary encroachment by nonagricultural uses, and to prevent the premature termination of agricultural pursuits. (Ord. 5-1985. Passed 2-18-85.)

1175.02 PRINCIPAL USES PERMITTED.

In an Agricultural District, no building or land shall be used and no building shall be created except for one or more of the following specified uses unless otherwise provided in this chapter:

(a) Agricultural buildings and uses provided:

(1) Buildings used to house farm animals shall be located no less than 200 feet from any residential structure other than that located on the property in question.

(2) Livestock or poultry raising or breeding for commercial purposes shall only be permitted on lots of five acres or more.

(3) Roadside stands, including one sign advertising such products not exceeding twenty square feet, may be erected beyond the building line on lands used for agricultural purposes. Such roadside stand and sign shall not be erected nearer than thirty feet from either side lot line. A total of two off-street parking places shall be provided. Such stand, sign, and required off-street parking shall be located and set back in such a manner so as not to create a traffic hazard.

(4) Slaughter houses, fertilizer works, plants for the processing of animal skins or hides, and plants for the reduction of animal matter are specifically excluded from this District.

(b) One-family detached dwellings.

(c) Publicly owned and operated parks, playgrounds and recreational facilities.

(d) Conservation of natural resources including land and water conservation and wildlife refuges.

(e) Accessory buildings and uses, customarily incident to any of the above permitted uses.

(Ord. 5-1985. Passed 2-18-85.)

1175.03 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

(a) Utility and public service building and uses, without storage yards, when operating requirements necessitate the locating of such building within the district in order to serve the immediate vicinity.

(b) Private non-commercial recreational area; institutional or community recreation center; non-profit swimming pool clubs, all subject to the following conditions:

(1) The proposed site for any of the uses permitted herein which would attract persons from, or are intended to serve, areas beyond the immediate neighborhood shall have at least one property line abutting a major thoroughfare as designated on the Major Thoroughfare Plan, and the site shall be so planned as to provide all access in accordance with Section 1187.11.

(2) Front, side and rear yards shall be at least eighty feet wide and shall be landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential districts.

(3) Off-street parking shall be provided so as to accommodate not less than one-half of the member families and/or individual members. The Planning Commission may modify the off-street parking requirements in those instances wherein it is specifically determined that the users will originate from the immediately adjacent areas, and will therefore be pedestrian. Prior to the issuance of a building permit or zoning compliance permit, by-laws of the organization shall be provided in order to establish the membership involved for computing the off-street parking requirements. In those cases wherein the proposed use or organization does not have by-laws or formal membership, the off-street parking requirement shall be determined by the Planning Commission on the basis of usage.

(4) Whenever a swimming pool is constructed under this chapter, such pool area shall be provided with a protective fence, six feet in height, and entry shall be provided by means of a controlled gate.

(c) Golf courses, excluding miniature golf courses, which may or may not be operated for profit, subject to the following conditions:

(1) The site shall be so planned as to provide all access in accordance with Section 1187.11.

(2) The site plan shall be laid out to achieve a relationship between major thoroughfare and any proposed service roads, entrances, driveways, and parking areas which will encourage pedestrian and vehicular traffic safety.

(3) Development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse affects upon adjacent property. This shall be not less than 200 feet from any property line abutting residentially zoned lands provided that where topographic conditions are such that buildings would be screened from view, the Planning Commission may modify this requirement.

(d) Private pools shall be permitted as an accessory use within the rear yard only, provided they meet the following requirements:

(1) There shall be a minimum distance of not less than ten feet, between the adjoining property line, or alley right of way and the outside of the pool wall. Side yard setbacks shall apply to side yards if greater than ten feet.

(2) There shall be a distance of not less than four feet between the outside pool wall and any building located on the same lot.

(3) Swimming pools shall be located no less than thirty-five feet from any front lot line.

(4) No swimming pool shall be located in an easement.

(5) For the protection of the general public, swimming pools shall be completely enclosed by a fence not less than six feet in height. The gates shall be of a self-closing and latching type, with the latch on the inside of the gate not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use for extended periods. Provided, however, that if the entire premises of the residence is enclosed, then this provision may be waived by the Building Inspector upon inspection and approval.

(6) A pool shall not be located nearer than twenty feet of any overhead power line.

(7) Accessory buildings and uses customarily incident to any of the above permitted uses. (Ord. 5-1985. Passed 2-18-85.)

1175.04 AREA AND BULK REQUIREMENTS.

	Minimum Lot Size		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)		
	Area	Width	Stories	Feet	Front	Each Side	Rear
A-1 District	1 Acre	100 Ft.	2 1/2	35	40	15	50

(Ord. 5-1985. Passed 2-18-85.)