

## **Section 4-2 AGRICULTURAL DISTRICTS - A**

### **4-2.1 INTENT**

The Agricultural District is intended to maintain and enhance areas that are best suited for agricultural pursuits. This zoning is also intended to serve as a holding zone for lands where future urban expansion is possible, but not yet appropriate due to the lack of urban facilities and services. The preservation of agricultural land is intended to prevent urban sprawl, control the public costs of providing urban services and reduce urban/rural conflicts which arise as a result of premature development of rural areas. This district is further intended to preserve open space and natural resource areas.

### **4-2.2 PERMITTED USES**

**AGRICULTURE:** Includes any one or any combination of the following: the growing of farm or truck garden crops, dairying, pasturing, horticulture, floriculture, viticulture, or animal/poultry husbandry.

**COMMERCIAL ESTABLISHMENTS** which generate a low volume of customers and traffic and require a secluded setting. Such establishments would include: Blacksmith shop; Landscape Contractors; Lawn Maintenance Contractors; Nursery; Greenhouse; Temporary Produce Stand

**DETACHED, SINGLE-FAMILY DWELLINGS**

### **4-2.3 SPECIAL USES**

**ALTERNATE ENERGY SOURCE**

**CEMETERY/MAUSOLEUM**

**CHURCHES** and other places of formal worship

**CLUB/LODGE**, private; but not those which have as their chief activity a service customarily carried on as a business

**COMMERCIAL ESTABLISHMENTS** which generate a higher volume or more consistent flow of customers. Such establishments would include: Agricultural Implement Sales; Miniature Golf Course; Animal Hospital; Animal Shelter; Auction House; Bed and Breakfast Inn; Go Cart Track; Golf Practice Range; Kennel; Sanitary Landfill; Stables, Commercial;

**GOVERNMENT USES** such as agricultural research plots or testing sites. Other permitted uses would be maintenance or storage buildings.

**HEALTH CARE/SERVICE ESTABLISHMENTS:** Mental Health Clinic; Nursing Home/Convalescence Home; Sanitarium; Treatment Center

**INSTITUTIONS:** Convent, Retreat House, Seminary

**RECREATIONAL VEHICLE PARK**

**4-2.4 LOT & STRUCTURE REQUIREMENTS**

In districts zoned Agriculture, only one dwelling unit shall be erected on any lot. Every principal building erected in the district shall conform to the requirements given below. The term “principal building” shall encompass the farmhouse and any accessory uses and structures customarily incidental to agricultural activities.

- A) Minimum Lot Area 5 acres
- B) Minimum Lot Width:
  - 1) At the established building line 250 Feet
- C) Minimum Lot Depth 250 Feet
- D) Minimum Set Backs:
  - 1) From Front Lot Line 50 Feet
  - 2) From Any Side Lot Line 10 Feet
  - 3) From Rear Lot Line 50 Feet
  - 4) From Principal Structure on Adjacent Lot
    - a) Lot within the same district 20 Feet
    - b) Lot in a different district - Determined by the district with the most stringent requirement
  - 5) From Corner Lot Lines on Both Street Frontages 50 Feet
  - 6) Accessory Buildings
    - a) From principal building 10 Feet
    - b) From rear lot line 8 Feet
    - c) From side lot line 5 Feet
    - d) Maximum structure height None
- E) Maximum Structure Height 35 Feet
- F) Maximum Floor Area Ratio 0.5