

CHAPTER 8

"A" Agricultural and Woodlot District

SECTION 801. INTENT AND PURPOSE.

This district is intended to preserve, enhance and stabilize areas within the Township which are presently being used for food and fiber production. It is the purpose of the regulations for this district to promote the orderly, harmonious development of the Township and to preserve the essential characteristics and economic value of these areas as agricultural and open lands.

SECTION 802. USES PERMITTED BY RIGHT.

The following are the principal permitted uses by right within an "A" District:

- (1) Single Family Dwellings.
- (2) General Farming and Forestry including field crop and fruit farming, truck gardening, horticulture, aviaries, hatcheries, apiaries, greenhouses, tree nurseries and similar agricultural enterprises.
- (3) Farming including the raising and keeping of large and small animals and livestock, however, excluding cats, canines, and exotic animals.
- (4) Public and Private Conservation Areas and Structures for the conservation of water, soil, open space, forest or wildlife resources.
- (5) Customary Accessory Uses to any of the permitted uses listed in the "A" District and as defined in Chapter 2, Section 202.
- (6) Customary Home Occupations as specified for "R" Districts.
- (7) Public Utility Transformer stations and substations, as well as gas regulator stations.
- (8) Roadside stands selling products grown by the owner of the property upon which the stand is located provided that contiguous space for the parking of customers' vehicles is furnished off the public right-of-way at the ratio of one (1) parking space for each fifteen (15) square feet of roadside stand floor area.

- (9) Cemeteries, public and private, subject to the following conditions:
- (a) The site shall be at least five (5) acres and shall be so designed as to provide ingress and egress directly onto or from a major or minor thoroughfare.
 - (b) No principal or accessory building shall be closer than fifty (50) feet from any abutting residentially zoned property line.
 - (c) All lighting shall be shielded to reduce glare and shall be so arranged and maintained to direct light away from residential lands adjoining the site.
 - (d) A maximum of one (1) sign is permitted at a point of entrance or exit which shall bear only the name of the cemetery and shall have a maximum area of sixteen (16) square feet. The sign shall be located no closer than the requirements for the residential zone.
- (10) Signs as provided in Chapter 5.
- (11) Off-street parking and loading as required and allowed.

SECTION 803. USES PERMITTED BY SPECIAL USE PERMIT.

The following uses of land and structures may be permitted in the "A" District by the issuance of a special use permit when all the procedural requirements specified in Chapter 16 together with all applicable standards as cited in Chapter 16 are met.

- (1) Public Parks and Recreation Areas.
- (2) Production of fur bearing animals for profit.
- (3) Seasonal labor housing complexes associated with agricultural enterprise.
- (4) Grain and seed elevators and sales; cold storage for cooperative and/or wholesale agricultural products; and similar enterprises which are directly related to agriculture, and provided the use does not create harmful or nuisance conditions for adjacent areas and uses therein.
- (5) Institutional uses including religious institutions; institutions for human care; educational and social institutions; and, public buildings and service installations.

- (6) Institutions for the mentally retarded, drug or alcoholic patients and camps or correctional institutions.
- (7) Sand, Gravel, or Clay pits and quarries.
- (8) Incinerators and sanitary fills.
- (9) Educational and Social Institutions.
- (10) Public Buildings.
- (11) Riding Stables and Livestock Auction Yards.
- (12) Veterinary Hospitals, Clinics, and Kennels.
- (13) Private Airplane Landing Strips.
- (14) Windmills and Wind Powered Electrical Generating Devices.
- (15) Multiple Family Dwellings including conversions from single-family structures.
- (16) Private Recreational Uses such as all-terrain vehicles and radio-controlled planes and boats.

SECTION 804. DIMENSIONAL REQUIREMENTS.

- (1) MINIMUM LOT SIZE.
 - (a) Each lot shall contain a minimum of forty-three thousand five hundred sixty (43,560) square feet per dwelling unit measured from the edge of the road right-of-way as defined in Chapter 2, Section 202.
 - (b) Each lot shall have a minimum continuous permanent frontage of one hundred sixty-five (165) feet on a public or private road.
- (2) MINIMUM YARD REQUIREMENTS.
 - (a) Each lot shall have a minimum front yard of forty (40) feet.
 - (b) Each lot shall have a total side yard of at least thirty-five (35) feet, with a minimum of fifteen (15) feet on one side.
 - (c) Each lot shall have a minimum rear yard of forty (40) feet.

(d) In the case of a corner lot, the side yard on the street side shall not be less than twenty-five (25) feet, and the remaining side yard shall be a minimum of fifteen (15) feet.

(3) MINIMUM FLOOR AREA PER DWELLING UNIT.

(a) Each dwelling unit shall contain a minimum of nine hundred sixty (960) square feet of living area.

(4) MAXIMUM BUILDING HEIGHT,

(a) Two and one-half (2-1/2) stories, or thirty - five (35) feet.

(b) Exceptions (refer to Chapter 3, Section 305).

(5) MAXIMUM LOT COVERAGE.

(a) None required.

(6) OFF-STREET PARKING REQUIREMENTS.

(a) Requirements for an allowed use shall be determined from the "Schedule of Parking Requirements" in Chapter 4.

(7) LOADING REQUIREMENTS.

(a) None required in "A" Districts.