

**ARTICLE 5  
AGRICULTURAL DISTRICTS**

Sec. 105.1 USES.

In an Agricultural District no building or premises shall be used and no building or structure shall be erected or altered except for one or more of the following specified purposes:

**A. PRINCIPAL USES AND BUILDINGS.**

**1.** All types of farming (except commercial, animal, poultry or pet enterprises), gardens and plant material nurseries, provided no buildings, yards or runs for the care, shelter or confinement of animals or fowl or the storage of manure shall be located nearer than two hundred (200) feet from a property line.

**2. Dwellings, Private.** Each such dwelling shall contain not less than four rooms and complete bath.

**3. Municipal Uses.** Public parks, playgrounds, community center buildings and grounds, tire stations and municipal utility installations.

**4. Special Authorization.** When authorized by the Board of Appeals, the following may be built, enlarged or altered:

(a) Churches and missions.

(b) Public and Parochial Schools.

(c) Telephone exchanges, transformer stations, and gas regulator stations.

**B. ACCESSORY USES AND BUILDINGS.**

**1.** Accessory uses or structures as outlined in Article 4, Section 104.9 are lawful in this district.

**2. Professional Uses.** It shall be lawful for any professional person to maintain an office in a dwelling in this district provided that he does not employ more than one person regularly as an assistant or employee incident to such profession, and provided that such profession is one clearly distinguished as such and is not in fact a commercial pursuit; also provided that no mechanical appliance is used not customary in dwellings.

**3. Home Occupations.** In this district no trade or avocation shall be conducted involving the rendering of any service or the sale of any commodity or commodities not made on the premises by the members of the family living on the same premises; also provided that not over twenty-five (25) percent of the total actual floor area of any one story is used for this purpose.

**4. Leasing Of Rooms.** The leasing of rooms by a resident family provided that the total number of roomers and boarders does not exceed two (2) in any one dwelling.

**5. Signs.**

(a) Signs for the sale, rent or lease of property may be displayed thereon; provided that only one nonilluminated sign which does not exceed six (6) square feet in size may be used and which shall be placed at least thirty (30) feet back from the front lot line.

(b) Signs for professional or home occupation use shall be nonilluminated and not to exceed one (1) square foot in size.

(c) Any new subdivision development may have one (1) illuminated or nonilluminated sign on the premises. It shall be not larger than one hundred fifty (150) square feet in size and shall have a setback from the front lot line of at least forty (40) feet.

(d) Any church or public building may have one (1) illuminated or nonilluminated sign on the premises which does not exceed sixteen (16) square feet in size and shall have a setback from the front lot line of at least thirty (30) feet.

(e) All outdoor advertising structures (billboards, etc.) are prohibited. (chap. XII of code eff. Oct. 3, 1963)

Sec. 105.2 **HEIGHTS AND AREAS.**

- A. HEIGHTS.** No building or structure shall exceed two (2) stories in height.
- B. MINIMUM LOT AREA.** All dwellings built in Agricultural Districts shall have a minimum lot area of thirteen thousand two hundred (13,200) square feet and a minimum lot width of one hundred (100) feet. This, however, shall not prevent the use of one (1) family of any lot existing and of record at the time of the passing of this Ordinance and under separate ownership from an adjacent vacant lot.
- C. MINIMUM GROUND FLOOR AREA.** All dwellings built in Agricultural Districts shall have a minimum ground floor area, exclusive of an attached garage, as follows:

1. One (1) story dwellings shall have a minimum ground floor area of one thousand (1,000) square feet.
2. One and one-half (1-1/2) story dwellings, and those having greater heights, shall have a minimum ground floor area of eight hundred (800) square feet.

**D. FRONT YARDS.** There shall be a front yard on every lot. The minimum depth of any front yard shall be forty (40) feet except for the following provisions:

1. Any dwelling hereafter erected along a block-front shall be provided with a front yard **at** least equal to the average of the front yards of the existing dwellings.
2. No new dwelling shall project into the required front yard area more than one-third (1/3) of the distance separating the nearest dwelling on an abutting lot.
3. In no case shall the above provisions be construed to require a front yard depth greater than fifty (50) feet.

**E. SIDE YARDS.**

1. There shall be for every building a side yard along each lot line of minimum width of ten (10) feet and the total width of both side yards shall be at least twenty (20) feet.
2. The width of a side yard abutting upon a street shall be not less than the minimum front yard required in this district.

**F. REAR YARDS.** There shall be a rear yard on every lot, the minimum depth of which **shall** be thirty (30) feet; provided however, a private garage may be constructed within five (5) feet of said rear lot line.

**G. OFF-STREET PARKING.** In addition to the minimum yard areas herein mentioned for this district, there shall also be required an off-street parking area for all uses in this district. Parking areas shall be provided to adequately allow the storage and parking of vehicles off of all public streets and highways in accordance with the following minimum schedule.

- 1. Dwelling Unit.** One parking space for each vehicle owned or operated by the occupants of the dwelling unit, with a minimum of one (1) space for each dwelling unit.
- 2. Professional Uses And Home Occupations.** One (1) parking space for each two hundred (200) square feet of gross floor area or fraction thereof, devoted thereto, with a maximum of three (3) spaces.
- 3. Churches, Missions And School Auditoriums.** One (1) parking space for each ten (10) permanent seats and one (1) parking space for each six hundred (600) square feet of public assembly area not having fixed seats. In addition, schools shall provide one (1) parking space for each classroom. (chap. XII of code eff. Oct. 3, 1963)