

ARTICLE V - AGRICULTURAL DISTRICT A-1

5-1 USE REGULATIONS:

In Agricultural District A-1, structures to be erected or land to be used shall be for one or more of the following uses:

- 5-1.1 Agriculture.
- 5-1.2 Dairying, including the raising of milk cows, and the processing and sale of milk and milk products at wholesale. All such uses shall conform to the State Health Department requirements.¹³
- 5-1.3 Single-family dwellings.
- 5-1.4 Two-family dwellings.
- 5-1.5 Home occupations as defined herein.
- 5-1.6 Bed and breakfast inn/tourist home.⁴⁴
- 5-1.7 Deleted 11-22-82.¹³
- 5-1.8 Deleted 11-22-82.¹³
- 5-1.9 Public and semi-public uses, such as schools, churches, and hospitals (not special care).
- 5-1.10 Public or community operated playgrounds, parks, and similar recreational facilities.
- 5-1.11 Public utility generating, booster or relay stations, transformer substations, transmission lines and towers, pipes, meters and other facilities for the provision and maintenance of public utilities, including railroads and facilities, and water and sewerage installations.
- 5-1.12 Accessory buildings, structures, and/or apparatus permitted as defined; however, garages, carports, or other accessory structures attached to the main building shall be considered part of the main building. No accessory building may be closer to any property line as provided hereinafter, with exception that this shall not apply to an alley line. Accessory buildings are permitted in rear yards only. The total ground area occupied by accessory buildings may not exceed twenty-five percent (25%) of the rear yard area. Accessory buildings on corner lots may not be closer to the street line than the minimum side yard for a dwelling on such lots.⁴⁰ Satellite dish antennas larger than three (3) feet in diameter shall be considered accessory structures and shall be setback at least five (5) feet from the property line.⁴⁹

- A. Semi-trailers shall be permitted as defined in the Definitions section of this ordinance.⁵⁷
- B. Shipping containers shall be permitted as defined in the Definitions section of this ordinance.⁵⁷ In Agricultural Districts, shipping containers shall be permitted only if they are used as storage facilities for livestock feed, farm supplies, or farm products. The shipping containers in Agricultural Districts shall be setback from any public right-of-way or adjacent property no less than five hundred (500) feet, except that shipping containers may be located between 50 and 500 feet of a public right of way if screened with a screen fence, (See Section 16-20.6 Chart 2) or a vegetative screen as described in the standards for Buffer Yard Regulations (See Section 16-16).¹⁰⁵

- 5-1.13 Deleted 11-22-82.¹³
- 5-1.14 Signs permitted under Chapter 21 of this Ordinance regulating outdoor advertising.²⁴
- 5-1.15 Deleted 11-22-82.¹³
- 5-1.16 Deleted 4-27-87.²⁴
- 5-1.17 Deleted 11-22-82.¹³
- 5-1.18 Off-street parking as required by this Ordinance.
- 5-1.19 Indoor archery range⁷⁸
- 5-1.20 Indoor shooting range⁷⁸
- 5-1.21 Outdoor archery range⁷⁸
- 5-1.22 Outdoor shooting range⁷⁸
- 5-1.23 Commercial archery range (only with special exception permit)⁷⁸
- 5-1.24 Commercial shooting range (only with special exception permit)⁷⁸
- 5-1.25 Small Wind Energy Systems⁸⁵
- 5-1.26 Homestay⁹⁸
- 5-1.27 Temporary Family Health Care Structure¹⁰⁰
- 5-1.28 Property Owner Scale Solar Collection Systems as defined in Article XXIV¹⁰⁷
- 5-1.29 Small Power Grid Scale Solar Energy Facilities as defined in Article XXIV¹⁰⁷

- 5-1.30 Large Power Grid Scale Solar Energy Facilities as defined in Article XXIV (only with special exception permit)¹⁰⁷

5-2 AREA REGULATIONS:

- 5-2.1 For residential lots containing or intended to contain a single-family dwelling served by public water and sewage disposal, the minimum lot area shall be ten thousand (10,000) square feet.
- 5-2.2 For residential lots containing or intended to contain a single-family dwelling served by public water systems, but having individual sewage disposal, the minimum lot area shall be fifteen thousand (15,000) square feet.
- 5-2.3 For residential lots containing or intended to contain a single-family dwelling served by individual water and sewage disposal systems, the minimum lot area shall be fifteen thousand (15,000) square feet.
- 5-2.4 For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved in writing by the health official. The administrator may require a greater area if considered necessary by the health official.
- 5-2.5 Where a public water system is not available, a private water system shall be approved by the health official.

5-3 SETBACK REGULATIONS:

In the A-1 Agricultural District, no building shall be erected, reconstructed, or altered nearer to the street line on which it faces than the average setback observed by the buildings on the same side of the street and fronting thereon, but in no case less than twenty (20) feet. The setback measurements within the same block shall be determined from the street line to the front wall of the building, provided there is no front porch, or if the front porch does not extend beyond the front wall. If the front porch extends beyond the front wall, or if there are future plans for a front porch, the depth of such porch must be added to the setback measurements.

- 5-3.1 The side line of a building on a corner lot shall not be a factor in establishing the setback line.
- 5-3.2 Deleted 7-23-79.⁷
- 5-3.3 Where there is no building on either side of the street, the setback shall not be less than thirty-five (35) feet provided that on a hillside street if the natural slope of the ground on either side of a street and within a block is such that the average difference in elevation between the sidewalk grade and the lot grade at the setback line provided for herein is greater than five (5) feet, the

setback line shall be established at a distance back where such difference in elevation is five (5) feet, provided further that no such line shall be less than twenty (20) feet from the street line.

5-3.4 In no case shall the required setback be more than forty (40) feet.

5-4 FRONTAGE REGULATIONS:

The minimum lot width at the setback line shall be ninety (90) feet. See Section 3-77 for 7-23-79 changes.

5-5 YARD REGULATIONS:

5-5.1 **Side:** The minimum side yard for a single-family dwelling shall be fifteen (15) feet and the total width of the two required side yards shall be thirty (30) feet. Where lots are wider than ninety (90) feet, the minimum side yard shall be increased by twenty (20) percent of the portion of the width which exceeds ninety (90) feet. However, the maximum, in such case, need not exceed twenty-seven (27) feet. For two-family units, the minimum side yard requirement as stated for a single-family dwelling shall be increased by three (3) feet for the second family unit. The maximum in such case need not exceed thirty (30) feet. For other permitted uses, the minimum side yard shall be fifteen (15) feet and the total minimum width of the two (2) required side yards shall be thirty (30) feet or more.

5-5.2 **Rear:** Each structure or single-family dwelling shall have a rear yard with a minimum depth of twenty-five (25) feet. For two-family units, the minimum depth of the rear yard requirement as stated for a single-family dwelling shall be increased by twelve (12) feet for the second family unit.

5-6 HEIGHT REGULATIONS:

Buildings may be erected up to thirty-five (35) feet in height from grade except that:

5-6.1 The height limit for dwellings may be increased up to ten (10) feet and up to three (3) stories provided there are two (2) side yards, each of which is fifteen (15) feet or more, plus one (1) foot or more of side yard for each additional foot of building height over thirty-five (35) feet.

5-6.2 A public or semi-public building, such as a school or church, may be erected to a height of sixty (60) feet from grade provided that required front, side and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.

5-6.3 Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flag poles, television antennae and radio aerials are exempt. Parapet walls

may be up to four (4) feet above the height of the building on which the walls rest. Television and radio aerials shall not be for commercial use and shall be for receiving only, except for amateur or Aham@ radio aerials.⁴⁹

- 5-6.4 Accessory buildings with an eave height of twelve (12) feet or more shall be located not less than ten (10) feet from any party lot line; accessory buildings with an eave height of eight feet six inches (8'6") but less than twelve (12) feet shall be located not less than five (5) feet from any party lot line; accessory buildings with an eave height of less than eight feet six inches (8'6") shall be located not less than three (3) feet from any party lot line; eave height is measured from the ground to the eave of the roof.³²

5-7 SPECIAL PROVISIONS FOR CORNER LOTS:

- 5-7.1 Of the two sides of a corner lot the front shall be deemed to be the shortest of the two sides fronting on the streets.
- 5-7.2 For subdivisions platted after the enactment of this Ordinance each corner lot shall have a minimum width at the setback line of one hundred (100) feet or more.

5-8 SPECIAL PROVISIONS FOR RESIDENCES:

- 5-8.1 Each residence shall have at least two (2) rooms, one of which shall be a full bath.
- 5-8.2 Each residence shall have a floor area, outside the walls, excluding porches, carports, and terraces, of not less than six hundred fifty (650) square feet.
- 5-8.3 Each residence shall occupy a ground area, figured to outside of foundation walls, excluding porches, carports, and terraces, of not less than five hundred (500) square feet.
- 5-8.4 Each residence shall be equipped with a central heating system or the equivalent capable of adequately heating all rooms.
- 5-8.5 Each residence shall be connected to the Town water and sewer systems where connection thereto is available, and in the absence of such availability, a septic tank system and/or a water supply approved by the health official.
- 5-8.6 Swimming pools, both semi-permanent and permanent, shall be constructed only in a rear yard.
- 5-8.7 See Section 16-20 for general fencing and screening regulations.¹⁰⁵

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