

Section 9 A-1 Agricultural District.

(a) *Purpose and Intent.* This district shall consist of areas for agricultural uses, related uses and low-density residential uses.

(b) *Schedule of Permitted and Conditional Uses.*

**PERMITTED USES**

Agricultural Uses  
Animal Boarding Kennel  
Animal Farms for Show Breeding,  
Raising & Training  
Animal Pound  
Cemetery, Mausoleum & Crematory  
Church  
Convent or Monastery  
Day Camp  
Fairgrounds  
Fire Station  
Group Homes. Developmentally Disabled  
Jail  
Park, Public  
Reservoir, Wet or Dry Detention  
Sand, Gravel or Earth Sales & Service  
Seasonal Sales  
Small Animal Kennels & Boarding  
Stable, Commercial  
Utility Facilities  
Water Treatment/Storage Facilities  
Watershed Conservation/Flood Control

**CONDITIONAL USES**

Animal Products Processing  
Campground  
Club or Lodge w/ or w/o Alcohol  
Communications Tower  
Community Center  
Day Care Center  
Farm Equipment & Supplies  
Garden Supplies  
Go-Cart Track  
Golf Course  
Golf Range  
Governmental Services  
Guest Ranch  
Heliport  
Home Occupations  
Landfill  
Masonry/Stone Business  
Outdoor Gun Range  
Power Plant  
Real Estate Sale Office  
Recycling & Reclamation  
Sawmill & By-Products  
School, Private or Special Ed.  
School, Public or Denominational  
Sewage Treatment Plant  
Taxidermist  
Zoo

(c) *Lot Size Requirements*

1. Minimum lot area: One and one-half (1 ½) acres.
2. Minimum lot width: Two-hundred (200) feet.

(d) *Bulk and Open Space Requirements*

Maximum structure height:

1. When side yards are less than fifteen (15) feet in width: Thirty-five (35) feet or two-and-one-half (2 ½) stories above the finished grade.
2. When side yards are fifteen (15) feet in width or greater: Forty-five (45) feet or three (3) stories above the finished grade.
3. Accessory Structures: Sixteen (16) feet, except storage buildings which shall not exceed ten (10) feet.

Minimum yard requirements

1. Front yard: Forty (40) feet.
2. Interior side yard: Twenty (20) feet.
3. Exterior side yard: Forty (40) feet.
4. Rear yard: Thirty-five (35) feet.

Maximum building coverage (including accessory buildings): Thirty (30) percent.

Minimum open space: Not less than thirty (30) percent of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by buildings, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping materials.

Maximum Impervious Area: The combined area occupied by all main and accessory buildings or structures, parking areas, driveways and any other surfaces which reduce and prevent absorption of stormwater shall not exceed seventy (70) percent of the total lot.

*(e) Off Street Parking*

RESIDENTIAL

Single-Family Dwelling

2 spaces per dwelling unit.

OFFICE AND INSTITUTIONAL USES

Auditoriums, Arenas, Theatres (and similar places of public assembly)

1 space for each four (4) seats.

Church Sanctuary

1 space for each four (4) seats based on maximum seating capacity in the principal assembly room; provided, however, that churches may establish joint parking facilities no to exceed fifty percent (50%) of the required spaces, with businesses, institutions and agencies that do not have a time conflict in parking demand.

Lodge Halls, Exhibition Halls, Clubs (and similar places of public assembly)

1 space per 200 sq. ft. of net floor area

Nursery, Kindergarten and Day-Care Centers 1 space per 500 sq. ft. of net floor area and one (1) space per employee. Loading and unloading spaces shall be required at a rate of one (1) for each ten (10) children accommodated.

Elementary School (grades 1-6) 1 space per classroom. Stacking space for drop-off and pick-up shall be required on the site.

Junior High School (grades 7-9) 4 spaces per classroom. Stacking spaces for buses and automobiles shall be required on the site.

Senior High School (grades 10-12) 1 space for every five (5) full-time students plus 1.5 spaces per classroom.

Business and Professional Office (and similar use or establishment) 1 space per 300 sq. ft. of net floor area. For structures larger than ten thousand (10,000) sq. ft., the above parking Requirement shall be provided and the following percentage shall be taken of the remaining net floor area:  
10,001-20,000 sq. ft. – 95% of requirement  
20,001-30,000 sq. ft. – 90% of requirement  
30,001-40,000 sq. ft. – 85% of requirement  
40,001 sq. ft. and up – 80% of requirement

COMMERCIAL USES

General Business and Retail Sales (except as otherwise provided herein) 1 space per 250 sq. ft. of net floor area up to ten thousand (10,000) sq. ft., the above parking requirement shall be proved and the following percentage shall be taken off the remaining net floor area:  
10,001-20,000 sq. ft. – 95% of requirement  
20,001-30,000 sq. ft. – 90% of requirement

30,001-40,000 sq. ft. – 85% of requirement  
 40,001 sq. ft. and up – 80% of requirement

Drive-Through Commercial Facilities

In addition to the other parking space requirements, holding or stacking spaces for each service window. Each stacking space shall be no less than ten (10) feet wide by twenty (20) feet long.

Manufacturing, Processing and Wholesaling  
 (and similar uses or establishments)

1 space per 600 sq. ft. of net floor area.

Warehouse and Storage

5 spaces plus 1 space per 2,000 sq. ft. of net floor area up to 50,000 sq. ft.; then, in addition to the above requirement, 1 space per 10,000 sq. ft. above 50,000 sq. ft. or portion thereof.

(f) *Loading Space Standards*

FLOOR AREA (sq. ft.)

LOADING SPACES REQUIRED

5,000 – 25,000

1

25,000 – 40,000

2

40,000 – 100,000

3

100,000 – 160,000

4

160,000 – 240,000

5

240,000 – 320,000

6

For each additional 90,000

1 added space

(g) *Permitted Signs*

Freestanding – 1 per property not to exceed 32 square feet in area and 16 feet in height.