

ARTICLE 10
A AGRICULTURAL DISTRICT

10.01 PURPOSE

This district serves to protect land best suited for agricultural use from the encroachment of incompatible land uses and to preserve valuable agricultural land for agricultural uses and to retain land suited for eventual development for urban uses in a productive agricultural use until an adjoining community can grow and expand in an orderly manner.

10.02 PRINCIPALLY PERMITTED USES

Principally permitted uses are as follows:

- A. Agriculture; as per ORC 519.21 and as regulated in Section 7.31.
- B. Dairying, Animal and Poultry Husbandry (Under 5 Acres of land shall be limited to two head of livestock, excluding poultry).
- C. Roadside Stands; as regulated in Section 7.22.
- D. Single-family Dwellings.
- E. Kennels; as regulated in Section 7.34.
- F. Riding Stables.
- G. Cemeteries, Mausoleums and Crematoriums.
- H. Veterinary Hospitals or Clinic; as regulated in Section 7.34.
- I. Type B Family Day Care Home.
- J. Adult Family Home or Small Residential Facility.
- K. Wireless Telecommunications Towers; as regulated in Section 7.12.

10.03 PERMITTED ACCESSORY USES

Permitted accessory uses are as follows, and in accordance with Article 7:

- A. Signs, as regulated in Article 40.
- B. Home Occupations.

- C. Any use or structure customarily accessory and incidental to any of the permitted uses.

10.04 CONDITIONALLY PERMITTED USES ARE AS FOLLOWS:

Conditionally permitted uses are as follows:

- A. Agricultural Services.
- B. Airports.
- C. Clubs.
- D. Golf Courses.
- E. Bed and Breakfast Facilities.
- F. Educational Institutions.
- G. Religious Places of Worship.
- H. Government Owned Buildings
- I. Non-Commercial Recreation Areas.
- J. Secondary Dwelling Units; as regulated in Article 7.
- K. Recreational Vehicle Park or Campground; as regulated in Article 7.
- L. Outdoor Stoves or Furnaces on lots three (3) acres or less; as regulated in Section 7.28.

10.05 MINIMUM LOT AREA, LOT WIDTHS AND EXCEPTIONS

The minimum lot area and width for properties in the A Agricultural District shall be as follows:

- A. All agricultural buildings, structures and uses as defined by the ORC are exempt from these regulations if on five (5) acres or more.
- B. All agricultural buildings and structures used for dairying and animal husbandry on parcels less than five (5) acres shall be located no closer than 75feet to an adjoining property line. Poultry shall be excluded from this regulation.

- C. All other uses shall have a minimum lot size of three (3) acres with a width of not less than 200 feet at the building setback line.

10.06 MINIMUM FRONT YARD SETBACK

The minimum front yard setback for properties in the A Agricultural District shall be 50 feet.

10.07 MINIMUM SIDE YARD SETBACK

The minimum side yard setback for properties in the A Agricultural District shall be 30 feet.

10.08 MINIMUM REAR YARD SETBACK

The minimum rear yard setback for properties in the A Agricultural District shall be 60 feet.

10.09 MAXIMUM HEIGHT REGULATIONS

The maximum height regulations for properties in the A Agricultural District shall be as follows:

- A. No principal structure shall exceed 40 feet in height.
- B. No accessory structure shall exceed 40 feet in height.

10.10 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be required as is specified in Article 8, Off-Street Parking and Loading.