

ARTICLE IV

SPECIFIC DISTRICT REGULATIONS

SECTION 1. A-1 GENERAL AGRICULTURAL DISTRICT

1.1 General Description

This district shall provide an area for agricultural and horticultural uses. The rural nature and low density of population in this district requires only that uses essential to agriculture and horticulture have a reasonable setback of buildings from dedicated streets and/or highways. It is the purpose of this district to encourage and protect such uses from urbanization until such is warranted and the appropriate change in district classification is made.

1.2 USES PERMITTED

The following uses of property, buildings or structures:

- (1) Cultivation of field and truck crops, orchards, and vineyards.
- (2) Pasturing and grazing.
- (3) Dairies, poultry, small animals and livestock, provided that no more than one domestic animal each 20,000 square feet of lot will be permitted.
- (4) Greenhouses, nurseries and landscape gardening.
- (5) Barns, silos, sheds, warehouses and cooling houses for storage, grading, packing and processing of farm produce other than commercial slaughtering or processing of animals.
- (6) One family detached dwellings and their customary accessory uses.

1.3 Area and Setback Regulations

Yards (See Appendix B)

Front: setback a minimum of twenty-five (25) feet.

Rear: setback a minimum of twenty-five (25) feet.

Side: set back a minimum of ten(10) feet, provided that any permitted pen or building in which livestock is kept shall be located not less than one hundred (100) feet from any lot line.

Lot Area

Each one-family dwelling in the A-1 District, together with its accessory buildings, hereafter erected, shall be located on a parcel having an area of not less than three (3) acres which was in existence on the date of passage of this Ordinance, provided that all buildings erected on such lots shall meet all of the other requirements of this or any other applicable ordinances.

HEIGHT REGULATIONS

No building shall exceed thirty-five (35) feet in height and shall not be more than two and one-half stories, and accessory buildings shall not be more than two stories. Silos, barns and like farm buildings are hereby exempt from these height restrictions with the provision that

their height be limited to the distance from the structure to the nearest property line less 20 feet, but with the provision that no structure be more than 120 feet in height.