

## Chapter 335. Zoning

### Article V. District Regulations

#### § 335-27. A-1 Agricultural District.

No building or use shall hereafter be established or enlarged within the A-1 Agricultural District unless it conforms to the following regulations:

- A. Purpose. All agricultural land in the Township's considered transitional and the primary purposes of the A-1 District are to:
  - (1) Provide for the orderly transition of agricultural land into other uses in area planned for eventual urban expansion;
  - (2) Defer urban development until the appropriate local governmental bodies determine that adequate public services and facilities can be provided at a reasonable cost;
  - (3) Ensure that urban development is compatible with local land use plans and policies;
  - (4) Provide periodic review to determine whether all or part of the land should be transferred to another zoning district.
- B. Permitted uses.
  - (1) Agricultural and agricultural storage as defined in this chapter.
  - (2) One single- or two-family dwelling.
  - (3) Public and private schools, colleges, and universities.
- C. Permitted uses if under 35 acres. If at any time the minimum lot area of A-1 zoned land is less than 35 acres, no new structure shall be constructed, except single-family dwellings.
- D. Conditional uses. See Article **VI**, Conditional Uses, for specific conditional uses and conditions.
- E. Lot size requirements.
  - (1) Minimum lot area: Farm Size: 35 acres.
  - (2) Minimum lot width: 100 feet.
- F. Building bulk limitations.
  - (1) Farm dwelling:
    - (a) A front yard of not less than 30 feet.
    - (b) A side yard on each side of the lot not less than 15 feet.
    - (c) A rear yard of not less than 50 feet.
    - (d) Maximum building height:

[1] Farm dwelling: 35 feet.

[2] Other structures - two times distance from the nearest lot lines with a maximum of 60 feet.

(2) Other structures:

(a) Rear: Minimum 100 feet.

(b) Side: Minimum 20 feet if structure is not to be used for the housing of animals; 100 feet if structure is to be used for the housing of animals.

(c) Street: See § **335-27F(1)(a)**.

G. Existing substandard lots. No accessory farm structures may be erected on any substandard lot or parcel of record in the County Register of Deeds Office before the effective date of this chapter without obtaining a conditional use permit for same.

H. Building coverage and construction specifications. All farm dwellings hereafter constructed or erected shall conform to the following regulations:

[Added 8-1-1995 by Ord. No. 1-1995/96]

(1) The minimum building width shall not be less than 22 feet.

(2) All dwellings shall be constructed or erected on a Uniform Dwelling Code - approved foundation.

(3) Manufactured dwellings and manufactured homes shall be constructed and installed pursuant to the manufacturer's specifications.