

165.03 AGRICULTURAL DISTRICT. The intent of the Agricultural (A-1) District is to allow for the agricultural use of certain areas until such time as streets, utilities, and community facilities may be provided or programmed to ensure the orderly and beneficial conversion of these lands to nonagricultural uses.

1. Principal Uses Permitted. Only the following uses and structures are permitted in the A-1 District.
 - A. Agriculture, including the usual agricultural buildings and structures, but not including the raising of animals, commercial grain storage, and grain drying facilities;
 - B. Cemeteries;
 - C. Nurseries, greenhouses, and truck gardens;
 - D. Public parks, golf courses, playground, and recreation areas, including private, non-commercial, country clubs, golf courses, and swimming pools;
 - E. Publicly owned and operated buildings and facilities;
 - F. Wind energy conservation system;
2. Permitted Accessory Uses and Structures. The following accessory uses and structures shall be permitted:
 - A. Accessory uses and structures normally incidental and subordinate to the permitted uses and structures and to uses and structures permitted as exceptions.
 - B. Home occupations.
 - C. Roadside stands for the sale of agricultural produce grown on the premises.
 - D. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
 - E. Essential services.
 - F. Private garage or carport.
3. Special Exception Uses and Structures. The following uses may be permitted in the Agricultural District, subject to approval by the Board of Adjustment as provided for in Sections 165.16 and 165.20 of this chapter.
 - A. None.
4. Bulk Regulations. The following minimum requirements shall be observed subject to modifications contained in Section 165.11:
 - A. Lot Area: The minimum lot area shall be 43,560 square feet.
 - B. Lot Width: The minimum lot width shall be 66 feet.
 - C. Front Yard: The minimum front yard shall be 25 feet.
 - D. Side Yard: The minimum side yard shall be 8 feet.

- E. Rear Yard: The minimum rear yard shall be 15 feet.
- F. Maximum Height: No building shall exceed a height of 2½ stories or 35 feet, unless otherwise provided.
- 5. Off-Street Parking. Off-street parking shall be provided in accordance with the provisions of Section 165.12.
- 6. Off-Street Loading. Off-street loading shall be provided in accordance with the provisions of Section 165.13.
- 7. Signs. Signs are permitted subject to the provisions of Section 165.14.

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