

Section 45 - A-1, General Agriculture District

Subdivision

45.01 Purpose

45.02 A-1 General Agriculture District Dimensional Standards

45.01 PURPOSE

The A-1 General Agriculture District is established to preserve, promote, maintain, and enhance the use of land for commercial agricultural purposes, prevent scattered and leap-frog urbanization and non-farm growth, protect, and preserve natural resource areas, and stabilize increases in public expenditures for such public services as streets and street maintenance, police and fire protection, and schools. The A-1 District is further intended to govern and implement the Agricultural Preservation District established by the Comprehensive Plan.

45.02 A-1 DISTRICT DIMENSIONAL STANDARDS

The following requirements shall be observed in an A-1 District, subject to additional requirements, exceptions, and modifications set forth in this Ordinance.

	Lot Requirement	A-1 District	
A	Minimum area:	1.0 acre	
	Maximum area:	No limit	
B	Width:	Not less than one hundred fifty (150) feet	
	Depth:	Not less than one hundred fifty (150) feet	
C	Maximum Density:	Four (4) dwellings per forty (40) acres.	
D	Front Yard Setback*:	Distance from Right of Way Line	Street Class
		35 feet	State/Federal Highway
		35 feet	County Road
		35 feet	Local Street
	35 feet	Cul-De-Sac	
	Side Yard:	Ten (10) feet.	
Rear Yard:	Fifty (50) feet.		
E	Maximum Height:	Thirty-five (35) feet	
F	Accessory Structures	Regulated by Section 15.04 of this Ordinance.	
* Where a lot is located at the intersection of two (2) or more streets or highways that bound two (2) or more sides of the lot, no building shall project beyond the front yard setback line.			