

Sec. 10-5-21 A-1 Agricultural District.

- (a) **Purpose.** The A-1 District provides for agricultural uses. The intent is to help conserve good farming areas and to prevent the uncontrolled and uneconomical spread of residential development, which results in excessive costs to the community for premature provision of public utilities, improvements and services.
- (b) **Permitted Uses.** As listed in Table 5-1.
- (c) **Conditional Uses.** As listed in Table 5-1.
- (d) **Dimensional Requirements.** Unless otherwise designated in this Chapter, in the A-1 District the minimum dimensions and setbacks of yards, the minimum lot area, the minimum lot width, the maximum lot coverage by all buildings, the minimum floor area and the maximum building height permitted shall be as follows:
 - (1) **Minimum Front Yard Setback.** Twenty-five (25) feet.
 - (2) **Minimum Side Yard Setback.** Fifteen (15) feet on each side.
 - (3) **Minimum Rear Yard Setback.** Thirty (30) feet.
 - (4) **Minimum Lot Area.** Five (5) acres.
 - (5) **Minimum Lot Width.** One hundred (100) feet.
 - (7) **Minimum Floor Area of Principal Buildings.** Nine hundred sixty (960) square feet for a single-family dwelling, and one thousand nine hundred twenty (1,920) square feet for a two-family dwelling.
 - (8) **Maximum Building Height.** Thirty-five (35) feet for the principal building and twenty (20) feet for an accessory building, provided, however, that there shall be no height limit for buildings or structures used exclusively for agricultural purposes.
 - (9) **Maximum Floor Area of Accessory Buildings.** 1,500 square feet, provided however, that there shall be no floor area limit for accessory buildings used exclusively for agricultural purposes, including but not limited to granaries, barns for livestock, buildings for storage of farm equipment including tractors, balers, combines.