

## CHAPTER 5

### AG - AGRICULTURAL DISTRICT

#### SECTION 5.01 DESCRIPTION AND PURPOSE

This District is intended for large tracts used for farming, or farm lands which are idle, and single-family dwellings. Agricultural uses and other uses generally associated with agriculture, single-family residential development on larger lots, and related non-residential uses are provided within the district. The overall purpose of this District is to preserve larger tracts of land for agricultural use while allowing for residential development at appropriate densities.

#### SECTION 5.02 PERMITTED USES

Land and/or buildings in the AG District may be used for the following purposes as Permitted Uses:

- A. Agricultural Tourism. **(Amendment 6-12-2018)**
- B. Commercial greenhouses and nurseries, when operated primarily as wholesale operations and/or retail sales.
- C. Conservation and recreation areas, including forest preserves, game refuges, nature preserves, and other similar areas of low intensity uses.
- D. Family day care homes.
- E. Farms for both general and specialized farming, together with a farm dwelling and buildings and other installation useful to farms.
- F. Roadside stands for the sale of produce grown on the premises.
- G. Single-family dwellings, including home occupations in accordance with the requirements of Section 3.13.
- H. Small Solar Energy Systems. **(Amendment 12-11-2018)**
- I. State licensed residential family care facilities; provided that such facility is not located closer than one thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including group care facilities, but not including state licensed residential facilities caring for four (4) or less minors.
- J. Utility and public service buildings, without storage yards.
- K. Accessory buildings, structures, and uses customarily incidental to any Permitted or Special Land Use.

#### SECTION 5.03 SPECIAL LAND USES

Land and/or buildings in the AG District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 14, including consideration of the Specific Special Land Use Requirements of Section 14.07:

- A. Agricultural Business. **(Amendment 6-12-2018)**
- B. Bed and breakfast establishments.
- C. Churches.
- D. Commercial kennels.

- E. Country clubs, golf courses, riding stables, gun clubs, private athletic grounds and parks, and other similar uses, including related uses such as snack bars, and small retail shops selling goods directly related to the primary use.
- F. Home Based Businesses.
- G. Intensive livestock operations.
- H. Large Solar Energy Systems. **(Amendment 12-11-2018)**
- I. Medium Solar Energy Systems. **(Amendment 12-11-2018)**
- J. Open Air Business **(Amendment June 2017)**
- K. Open Space Preservation Developments.
- L. Private airports.
- M. Private elementary, middle, and high schools, and colleges.
- N. Private campgrounds.
- O. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.
- P. Veterinary clinics.

**SECTION 5.04 DISTRICT REGULATIONS**

- A. No main building or accessory structure, nor the enlargement of any main building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.
- B. Site Plan Review is required in accordance with Chapter 15.
- C. Parking is required in accordance with Chapter 16.
- D. Signs are permitted in accordance with the requirements of Chapter 17.
- E. Lot, yard, and dwelling unit size requirements are as noted below.

<b>AG DISTRICT DEVELOPMENT REQUIREMENTS</b>			
	<b>Front</b>	<b>Side</b>	<b>Rear</b>
<b>Yards (lots 5 acres or less)</b>	60 ft.	15 ft.	25 ft.
<b>Yards (lots greater than 5 acres)</b>	60 ft.	30 ft.	50 ft.
<b>Building Height</b>	35 ft. (2½ stories) maximum		
<b>Lot Requirements</b>	<b>Lot Width</b>	<b>Lot Area</b>	<b>Lot Coverage</b>
	200 ft	2 acres	Maximum 20%
<b>Dwelling Unit Minimum Sizes</b>	<b># Stories</b>	<b>Total UFA</b>	<b>Ground Floor</b>
	1	1,000 sq. ft.	1,000 sq. ft.
	1 1/2	1,000 sq. ft.	850 sq. ft.
	2	1,600 sq. ft.	850 sq. ft.

Amendment September 2015