

11-205 Agricultural Districts

Within any agricultural district, no building structure or premises shall be used, arranged or designed to be used, except for one or more of the following uses:

- (1) All types of agriculture, truck gardening, horticulture, dairying, livestock, animal and poultry raising.
- (2) A detached dwelling for one or two families.
- (3) Churches and other places of worship, club houses, and other meeting places for non-profit organizations, but involving the conduct of any business.
- (4) Public schools, parochial schools, or private schools having a curriculum substantially similar to that ordinarily given in public elementary or high schools, colleges, and universities.
- (5) Hospitals and sanitariums, but not for the emotionally disturbed.
- (6) A site plan for any building, other than dwellings, barns, or other buildings related to the agricultural use of the land, shall first be presented to and approved by the planning commission, prior to the issuance of any building permit. In approving such site plan the planning commission shall consider such standards as ingress and egress to and from the site, provisions for recreation, and the screening of recreation areas.
- (7) Bulletin boards and signs shall be permitted, not exceeding the aggregate area of twenty square feet, bearing notice or pertaining only to the sale of products grown or produced or services rendered upon the premises or advertising only the lease, hire, or sale of only the particular property on the premises upon which the sign is displayed. No such sign or bulletin board exceeding four square feet in area shall be erected or displayed so as to project in any manner into the setback line area as established by this ordinance for agricultural districts.
- (8) Accessory buildings and uses customarily incident to any of the above permitted uses shall be proper, but not involving the conduct of a business or industry.
- (9) Height. No building shall exceed forty feet or two and one-half stories in height; provided, however, churches, hospitals, schools, or any other public buildings permitted to be constructed in an agricultural district, may be built to a height of seventy feet or four stories, provided that any such buildings set back from every street and lot line, one foot for each foot of height of the building in excess of forty feet, in addition to other yard and setback requirements herein specified and provided.
- (10) Rear yards. There shall be a rear yard on every lot, which rear yard shall have a minimum depth of fifty feet. Accessory buildings may be located in the rear yard,

provided they occupy not more than twenty per cent of the rear yard area, and also provided such accessory buildings come not nearer than five feet to any lot line.

(11) Side yards. There shall be a side yard on each side of every building, except as above provided for accessory buildings, the minimum width of which shall be not less than twenty feet.

(12) Setback line. No building shall be erected or altered so as to project in any manner beyond a line which is fifty feet from the street line, provided that where the frontage on a street is partly built upon, the setback line shall be established as the average of the setback of the existing buildings on the same side of the street.

(13) Lot area. Each one-family or two-family dwelling shall have a lot area of not less than one acre.

(14) Parking. Off-street parking spaces shall be provided as follows:

(a) One car space for each one-family dwelling and two car spaces for each two-family dwelling.

(b) Churches: one space for each four seats in the church sanctuary.

(c) Schools: one space per classroom, and in the case of gymnasiums or stadiums, one space for each five seats.

(d) Club houses: one space for each 1000 square feet of floor area.

(e) Hospitals and sanitariums: one space for each four beds.

(15) In all Agricultural districts, no barn, stable, or other enclosure for the keeping of livestock, horses, or poultry, or for the storage of hay, grain, or other farm products shall be erected or constructed nearer than one hundred feet to the lot line of any residence district.