

## ARTICLE 8

### “A” AGRICULTURAL DISTRICT

#### PREAMBLE

This district has been established to provide for agricultural activities and related uses and is intended to protect and preserve areas of prime agricultural soils for continued agricultural and agriculturally related uses.

#### SECTION 801

#### PRINCIPAL PERMITTED USES

- A. Agriculture, including the principal dwelling unit.
- B. Single family dwelling located on a lot not less than twenty (20) acres in area.
- C. Animal Hospitals, Veterinary Clinics for the raising, treatment, breeding and boarding of dogs or other small animals, provided that all outside turns be at least two hundred (200) feet from any lot in any Residential District.
- D. Agricultural services (commercial activity that primarily serves the farming community and their needs) such as tractor and farm implement sales, welding repair shops, saw sharpening, farming machinery and repair including trucks related to Agricultural use.
- E. Agriculturally based meeting halls.
- F. Riding academies; provided that such building or stable shall be a distance of two hundred (200) feet from any lot in a Residential District.
- G. The following uses shall be located on a lot not less than three (3) acres in area.
  1. Churches, chapels, temples, synagogues or other buildings for religious worship, not including a rescue mission or temporary revival activity, provided that:

Such use shall have direct vehicular access to and from a collector street or arterial street and shall not be located so as to interfere with any proposed public right-of-way extension or realignment.
  2. Publicly owned and operated buildings and facilities.
  3. Schools, primary, intermediate, and secondary, both public and private.
  4. Public parks, playgrounds and community centers.

**SECTION 802**

**ACCESSORY USES**

- A. Farm markets provided that:
  - 1. Fifty (50) percent or more of the gross income received from the market is derived from produce raised on farms owned or operated by the market operator in a normal crop year.
  - 2. The maximum area of the structure shall be two hundred (200) square feet.
  - 3. There shall not be more than one such stand per lot.
  - 4. The structure shall be located a minimum of fifty (50) feet from an adjacent property line.
  - 5. The minimum setback for such structure shall be fifty (50) feet from the right-of-way as shown on the Official Thoroughfare Plan for Montgomery County, Ohio.
  - 6. A minimum of one thousand (1,000) square feet shall be provided for off-street parking.
- B. Living quarters of persons employed on the premises and not rented or otherwise used as a separate dwelling.
- C. Private garage, parking space or stable.
- D. The keeping of animals and/or fowl as pets or for domestic use.
- E. Other Accessory Uses permitted for this District by Article 28.

**SECTION 803**

**CONDITIONAL USES**

The following Conditional Uses subject to approval in accordance with Article 4, Section 406.

- A. Single family residential lots less than twenty (20) acres which comply with at least one of the following standards:
  - 1. The parcel of land to be subdivided contained less than twenty (20) acres prior to adoption of this Resolution, and is not under common ownership with adjacent properties when added together total twenty (20) acres or more. The minimum lot area shall be one acre with a minimum road frontage of two hundred (200) feet, and a maximum lot depth of four hundred (400) feet from the centerline of the road, or

2. The parcel of land exceeds twenty (20) acres in size and is considered prime farmland as defined in this Resolution. The area subdivided lots less than twenty (20) acres shall not exceed 15 percent of the total land area recorded as a unit or contiguous unit prior to the adoption of this Resolution. Each lot shall have a minimum area of one acre and a minimum of two hundred (200) feet frontage on an existing public road. The lot depth does not exceed four hundred (400) feet from the centerline of the road, or
3. The land is not considered prime farmland as defined in this Resolution. Each lot shall have a minimum area of one acre and a minimum frontage of two hundred (200) feet, however, the Board may permit less frontage if the applicant can show that, due to special conditions of the land such as topography or the proximity of the land to the road, the property can be better developed using lesser frontage where front, side and rear yard requirements can be met.

In cases where the nonprime farmland does not front on an existing public road, the Board may permit development using a private drive with a minimum right-of-way width of fifty (50) feet and a minimum pavement width of twenty-two (22) feet. Dead-end private drives shall not exceed one thousand (1,000) feet in length and shall include a turnaround with a minimum radius of 38.5 feet.

- B. Airports and Landing Strips
- C. Cemeteries, including mausoleums and crematoria, provided that any mausoleum or crematorium shall be a distance of at least two (200) feet and burial sites at least one hundred (100) feet from adjacent property, street and highway lines, and provided further that any new cemetery shall
- D. Golf courses, swimming pools, tennis courts, gun clubs, playfields, and similar recreational uses and accessory uses, but not including driving ranges, miniature golf courses and pitch and putt courses, subject to the requirements of Article 36.
- E. Radio, television, or other transmission towers or masts, and the usual accessory buildings, only after their height and location have been approved by the governmental agency charge with the responsibility for maintaining air safety and provided there is a yard area with a radius of half the height of the tower or mast.
- F. Extraction of sand, gravel and other minerals but not including concrete mixing plants, subject to the provisions of Article 35.
- G. Campgrounds, provided sanitary facilities have been approved by the State and/or local Board of Health. Accessory uses, including an office; a public facilities building where in the basic food needs of the transient guest can be purchased.

- H. Rodeos and accessory uses including retail and service uses, provided such retail and service uses are accessory to the principal use.
- I. Community Oriented Residential Social Service facilities as defined in Article 2, Subsection 203.04 and pursuant to the standards listed in Article 37.
- J. Share Housing and Congregate Housing as defined in Article 2, subsection 209.01 and subject to the conditions in Article 39.
- K. Bed and Breakfasts.
- L. Grain Elevators

**SECTION 804 DEVELOPMENT STANDARDS**

In addition to the provisions of Articles 26 thru 37 and 39, the following standards for arrangement and development of land and building are required in the A, Agricultural District.

**804.01 HEIGHT REGULATIONS**

No structure shall exceed forty (40) feet in height.

**804.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS**

The following minimum requirements shall be observed.

Lot Area - Twenty (20) acres except as otherwise regulated herein.

Lot Frontage - Frontage requirements shall vary with the lot size as follows:

Twenty (20) acres or more - 600 feet

More than three (3) acres but less than twenty (20) acres - 300 feet.

Less than three (3) acres - 200 feet unless lesser frontage as permitted by the Board.

Yards (minimum)

Front Yard Depth\* - 50 feet

Side yard - 30 feet each side.

Rear Yard - 50 feet.

**\*The front yard depth shall be measured from the established right-of-way as shown on the Official Thoroughfare Plan for Montgomery County.**