

**ARTICLE 3**  
**SCHEDULE OF DISTRICT REGULATIONS**

**Section 1**  
**A - Agriculture District**

a. **Permitted Uses and Structures:**

1. Agriculture.
2. Single-family dwellings.
3. Public parks, playgrounds, recreation areas and public golf courses and country clubs.
4. Public elementary, junior high, and high schools, and buildings for town, city, county, State, and Federal Government use.
5. Churches and cemeteries.
6. Community buildings and offices for agriculture and conservation public agencies.
7. Electric and telephone substations and distribution centers; filtration plant, pumping station and water reservoir; public or package treatment plants; fire stations; telephone exchange; radio and television transmitting or relay stations; and antenna towers; and other similar governmental and public utility service uses when located 200 feet or more from a residential lot or district boundary line.
8. Nurseries, greenhouses, and orchards. Roadside stands, provided all produce sold is produced on the premises.
9. Planned developments, residential, on tracts of land of 5 acres or more in area in accordance with Article 4, Section 20.
10. Home Occupations.
11. Temporary buildings and structures incidental to construction work only for the period of such work.
12. Storage of a continually unoccupied recreational vehicle in a private garage or rear or side yard.
13. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses.

**b. Uses Permitted as Special Exceptions by Board of Zoning Appeals.**

1. Public or private airports and landing strips.
2. Private clubs and religious and charitable institutions.
3. The following uses provided the principal building, structure, or use is 200 feet or more from a residential lot or district boundary line: dog kennels, veterinarian office and animal hospital, sanitary land fills, livestock auction barns and yards, commercial riding stables, sawmills, and farm service centers.
4. Mobile home when located on a lot, which adjoins a public thoroughfare, and in accordance with the requirements of Article 4, Section 13.
5. Compact homes in accordance with the requirements of Article 4, Section 14.
6. Recreational Vehicle Parks in accordance with the requirements of Article 4, Section 15.
7. Uses, buildings and structures customarily accessory and clearly incidental to the above uses.

**c. Minimum Lot Size: Lot Area - 1 acre. Lot width - 200 feet at the building setback line.**

**d. Minimum Yard Sizes: Front Yard - 50 feet along Major Highways; 40 feet along Collector Highways; 30 feet along all other roads. Rear Yard - 25 feet. Side Yards - 40 feet (each side).**

**e. Maximum Height of Structures: None. 45' <sup>over</sup> 11-16-99**

**f. Minimum Off-Street Parking Requirements:**

Single-family dwelling and mobile homes - 1 parking space for each dwelling.

Public elementary or junior high schools - 1 parking space for each 3-faculty members and other full-time employees.

Public high schools - 1 parking space for each 7 students in accordance with design capacity of building.

School and institutional auditoriums and churches - 1 parking space for each 2 persons employed on the premises, and 1 additional space for each 6 seats based on maximum seating capacity, including fixed and movable seats.

Gymnasiums stadiums and grandstands - 1 parking space for each 6 seats based on maximum seating capacity, including fixed and movable seats.

Meeting halls and private clubs - parking spaces equal to 30 percent of the maximum number of people that can be accommodated in accordance with design capacity.

Home occupations - 1 parking space in addition to residence requirements.

Other permitted or special exception uses - parking spaces as determined by the Board.

**g. Limitations on Signs:** For each use no sign intended to be read from off the premises shall be permitted except non-flashing signs in accordance with the following provisions:

**1. Nameplate and identification signs.**

Agriculture use - not more than 1 nameplate for each principal farm dwelling.

Non-agricultural use - not more than 1 identification sign indicating only the name and address of the building.

On a corner lot 2 such nameplates or identification signs - one facing each street - shall be permitted.

No sign shall be closer than 15 feet to a lot line adjoining a street.

No sign shall project higher than 2 stories or 25 feet above curb level, whichever is lower.

**2. For sale and to rent signs.**

Not more than 1 sign per lot, not exceeding 12 square feet in area, and no closer than 8 feet to any other lot.

On a corner lot - 2 such signs - one facing each street - shall be permitted.

No sign shall project beyond the property line into the public right-of-way.

No sign shall project higher than 1 story or 15 feet above curb level, whichever is lower.

**3. Roadside stand signs.**

Not more than 2 signs, located only on the same lot as the roadside stand, not exceeding 12 square feet in area, and no closer than 50 feet to any other lot.

No sign shall project beyond the property line into the public right-of-way.

No sign shall project higher than 15 feet above curb level.