

CHAPTER 1165
A-1 AGRICULTURAL DISTRICT

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CROSS REFERENCES

Farm defined- see P. & Z. 1131.02 (30)
District established- see P. & Z. Chap. 1139
General provisions- see P. & Z. Chap. 1167

1165.01 INTENT:

This District is composed of certain land being used for agricultural activities, open recreational uses and other open land uses, and is primarily located near the periphery of the urban area. Submarginal lands having no principal use also are included in this District. It is the intent of this District to protect the open area from the encroachment of scattered urban type uses until such time as the area is ready for more intense development.

1165.02 PERMITTED PRINCIPAL USES:

The following are permitted principal uses in A-1 Districts:

- (a) Those uses permitted in F-1 Floodway Districts.
- (b) Sale of produce and plants raised on the premises.
- (c) Home occupations (see Section 111.02 (40)).

1165.03 ACCESSORY USES:

Accessory uses in A-1 Districts are those uses customarily accessory or incidental to the permitted principal uses in Section 1165.02

1165.04 CONDITIONAL USES:

The following are conditional uses in A-1 Districts:

- (a) Those uses listed as conditional uses in Section 1163.06 in F-1 Floodway Districts may be permitted by the Appeals Board upon application and approval of a conditional use permit under the provisions of Section 1135.08.
- (b) One-family dwellings.
- (c) Disposal of refuse or garbage by the Village.

1165.05 YARD AND LOT REQUIREMENTS

The following are yard and lot requirements for A-1 Districts:

- (a) Required Yards:
 - 1. Front yards shall be not less than thirty-five feet in depth.
 - 2. Side yards shall be not less than fifteen feet each.
 - 3. Rear yards shall not be less than forty feet in depth.
- (b) Minimum Lot Area: The minimum lot area shall be not less than five acres.

1165.06 BUILDING HEIGHT REGULATIONS:

In any A-1 District, no structure shall exceed two and one-half stories or thirty feet in height.

1165.07 ACCESSORY PARKING:

In an A-1 Agricultural District parking shall be provided as required in Section 1167.16.

1165.08 SIGNS:

For size and location of permitted signs in A-1 Districts, see Section 1167.20.