

DIVISION 2. A-1 AGRICULTURAL DISTRICT

Sec. 58-131. Established.

(a) *Purpose.* The A-1 agricultural district is intended to provide for the continuation of general farming and related uses in the areas of the village that are not yet committed to urban development. It is further intended for the A-1 district to protect lands contained in such district from urban development until their orderly transition into urban-oriented districts is required.

(b) *Permitted uses.* Permitted uses in the A-1 district include general farming, including agriculture, dairying, floriculture, forestry, grazing, hay, orchards, truck farming and viticulture (grape growing); provided, however, that farm buildings housing animals, barnyards and feedlots shall not be located in a flood land and shall be at least 100 feet from any navigable water or district boundary.

(c) *Permitted accessory uses.* Permitted accessory uses in the A-1 district include:

- (1) Attached or detached private garages and carports accessory to permitted uses or permitted accessory uses.
- (2) General farm buildings, including barns, silos, sheds, storage bins and including not more than one roadside stand for the sale of farm products produced on the premises. Any such stand shall conform to the setback, sign and other provisions of this chapter.
- (3) One farm dwelling.

(d) *Conditional uses.* Permitted conditional uses in the A-1 district include:

- (1) Airports, airstrips and landing fields, provided that the site is not less than 20 acres.
- (2) Commercial feedlots, livestock sales facilities and fur farms.
- (3) Drive-in establishments selling fruits and vegetables.
- (4) Home occupations and professional offices.
- (5) Housing for farm laborers and seasonal or migratory farm workers.
- (6) Transmitting towers, receiving towers, relay and microwave towers without broadcast facilities or studios.
- (7) Utilities.
- (8) Veterinary clinics, provided that no such structure or animal enclosure shall be located closer than 100 feet to a property boundary.

(e) *Lot area and width.*

- (1) There shall be required for principal structures erected, moved or structurally altered within the A-1 district, after the effective date of the ordinance from which this chapter is derived, a provision of a contiguous area of not less than five acres, and no farm parcel shall be less than 300 feet in width.

- (2) Existing residential structures and farm dwellings remaining after the consolidation of existing farms shall be provided with a lot area of not less than 40,000 square feet and a lot width of not less than 120 feet.
 - (f) *Building height.* No building, or part thereof, within the A-1 district shall exceed 60 feet in height.
 - (g) *Yards.* Within the A-1 district, there shall be a:
 - (1) Minimum building setback of 50 feet from the street right-of-way.
 - (2) Side yard of not less than 25 feet in width on each side of the principal structure.
 - (3) Rear yard of not less than 50 feet.
- (Code 1988, § 10-1-24)