

## 104 – A-1 AGRICULTURAL DISTRICT REGULATIONS

The regulations set forth in this section or set forth elsewhere in this Resolution when referred to in this section are the district regulations in the A-1 Agricultural District.

**104.1 USE REGULATIONS:** A building or premise shall be used only for the following purposes:

104.1.1 Single family dwellings

104.1.2 Dog kennels and veterinary establishments, but not nearer than two hundred (200) feet to any zoned residential district, or dwelling other than the dwelling of the lessee or owner of the site. This requirement applies to all standard industrial classification groups listed as permitted uses.

104.1.3 Roadside stands offering for sale only products grown on the premises from any of the above uses.

104.1.4 Outdoor agriculture advertising signs

104.1.5 Two family or multi-family occupancy except such use shall be limited to farm dwellings erected prior to the effective date of this Resolution and provided the dwelling accommodations for each family occupying such structure shall comply with the residential floor area requirements for the R-4 Multiple Dwelling District and applicable County regulations.

104.1.6 Home Occupation (See Definition Section 101)

104.1.7 Winery; Buildings and structures that are used primarily for the vinting and selling of wine and that are located on land any part of which is used for viticulture as permitted by Ohio law in conformance with Ohio Revised Code section 519.21(A). Permitted as accessory uses to a Viticulture operation would be the following: restaurant, meeting/banquet facility, outdoor dining, live entertainment, micro-brewery, micro-distillery, and retail establishment (small). The permitted accessory uses must be incidental to the Viticulture operation and not the primary use of the property. Off-Street Parking requirements will be in conformance with Section 127.5.5 (Restaurant, Table Service). Roadside signage to be in conformance with the requirements of Section 128.2.1 Business Signs.

104.1.8 Accessory buildings and uses customarily incident to any of the above uses, including home occupations and professional offices of one who lives in the main building where no nameplate is used in connection with the professional use which exceeds three (3) square feet.

104.1.9 PERMITTED USES by Standard Industrial Classification Codes except as modified by 104.1.2:

|                       |  |
|-----------------------|--|
| 01XX                  | Agriculture production crops                                   |
| 02XX                  | Agriculture production livestock                               |
| 07XX                  | Agriculture services   |
| 08XX                  | Forestry   |
| 09XX EXC. 092X & 097X | Fishing, hunting, and trapping                                 |
| 7992                  | <i>Public Golf Courses with Lodging House as accessory use</i> |
| 881X                  | Private households   |

104.1.10 CONDITIONAL USE PERMITS ARE REQUIRED before a building or premise can be used for any of the following purposes:

|      |                                   |
|------|-----------------------------------|
| 092X | Fish hatcheries and preserves     |
| 097X | Hunting                           |
| 144X | Sand and gravel mining            |
| 152X | Residential building construction |
| 45XX | Transportation by air             |
| 8744 | Facilities support services       |

104.1.11 CONDITIONAL USE PERMITS ARE REQUIRED before a building or premise can be used for a Bed and Breakfast, (See Section 142.4.5.24 – Bed and Breakfast).

**104.2 FLOOR AREA:**

|             |   |
|-------------|---|
| 1 Story     | Minimum 1500 square feet finished area required<br><br>The garage shall not be included when calculating the minimum square feet required.  |
| 1 1/2 Story | Minimum 850 square feet finished lower level<br>Minimum 425 square feet finished upper level<br>Minimum total of 1275 square feet finished area required<br><br>The garage shall not be included when calculating the minimum square feet required. |
| Bi-Level    | Minimum 850 square feet finished upper level<br>Minimum 450 square feet finished lower level<br>Minimum total of 1800 square feet finished area required<br><br>The garage shall not be included when calculating the minimum square feet required. |

2 Story

Minimum 850 square feet finished lower level  
Minimum 450 square feet finished upper level  
Minimum total of 1800square feet finished area required

The garage shall not be included when calculating the minimum square feet required.

**104.3 LOT SIZE, FRONTAGE, HEIGHT, AND SETBACKS:**

Maximum height of main building - 2 1/2 stories, 35 feet

Minimum depth of front yard - 50 feet

Minimum either side yard - 15 feet

Width of, sum of side yards - 35 feet

Minimum depth of rear yard - 40 feet

Minimum lot area per family - 20,000 square feet

Minimum lot frontage - 100 feet

In all newly platted or re-platted subdivisions the lot frontage shall be measured along the set back line. All side lot property lines shall be perpendicular or radial to the road right-of-way to a depth at least equal to the actual set back depth. In no case will the minimum frontage measured along the road right-of-way be less than 80 feet.

For lot size, frontage, height, and setback modifications and exceptions, see Section 125. For Cul-de-sac information, see Section 125.18

**104.4** Property owners in this district should be aware that active farms producing livestock, nursery crops, and other agricultural crops might be present and adjacent to your property. It is logical to expect noise from these active, working industries that could be derived from the operation of farm machinery, equipment, farm marketing and/or labor forces. Odors, dust, any other agricultural activities from but not limited to animal stock, farming operations, chemical applications, including accessing the property and other typical farming activity should be expected as common occurrences.