

ARTICLE 11.0
AG-AGRICULTURAL DISTRICT

SECTION 11.01-PURPOSE

This district is composed of those areas of the Township whose principal use is and ought to be farming. The regulations of this district are designed to conserve, stabilize, enhance and develop farming and related resource-utilization activities, to minimize conflicting uses of parcels, lots, buildings and structures detrimental to or incompatible with these activities, and to prohibit uses of parcels, lots, buildings and structures which require streets, drainage and other public facilities and services of a different type and quantity than those normally required by these activities.

SECTION 11.02-PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- A. A single-family dwelling.
- B. A parcel used for general and specialized farming and agricultural activities including the raising or growing of crops, livestock, poultry, bees and other farm animals, products and foodstuffs, and any building or structure located thereon and used for the day to day operation of such activities for the quartering, storage or preservation of said crops, livestock, poultry, bees, animals, products and foodstuffs until consumed on the premises or until moved to a place of collection, distribution or processing, and for the incidental sale of the crops, products and foodstuffs raised or grown on said lot or in said building or structure, provided that any lot that is kept as idle cropland shall be so treated as to prevent soil erosion by wind or water and so treated as to prevent excessive growth of obnoxious weeds and shrubs, and provided that any lot kept as non-cropland shall be so treated as to prevent soil erosion by wind or water.
- C. A parcel may be used, and a building or structures located thereon for the raising or keeping of livestock whether for profit or pleasure upon a lot having an area not less than five (5) acres, and a width not less than two hundred fifty (250) feet. Up to five (5) animals on the first five (5) acres are allowed and it is required to provide an additional one (1) acre for each additional animal. There shall be no limit in the number of livestock on a lot having thirty (30) or more acres in the area.
- D. A parcel used for the raising or growing of plants, trees, shrubs and nursery stock, and any building or structure located thereon and used for such raising or growing and for the storage of equipment and material necessary for such raising or growing.
- E. Roadside stand, provided at least fifty (50) percent of the nursery stock or other agricultural products are raised on the premises where situated. Off-Street Parking as required in ARTICLE 51.0.
- F. A parcel used for the growing, stripping and removal therefrom of sod provided that said lot or portion thereof shall be reseeded after stripping by fall of the year in which it was stripped so as to reduce the actual or potential erosion by water or wind.
- G. A sign, only in accordance with the regulations specified in ARTICLE 53.0.
- H. An accessory use, building or structure.
- I. Home Occupation-Permitted Use

Article: 11.0 AGRICULTURAL DISTRICT**SECTION 11.03-SPECIAL USES**

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district subject to obtaining a special use permit as provided in ARTICLE 50.0:

- A.** Gardens, nurseries, greenhouses, and landscape contractors.
- B.** Community and governmental buildings.
- C.** Public and private nurseries, primary and secondary schools, business schools, and colleges and universities.
- D.** Hospitals, nursing homes, sanitariums.
- E.** Churches, synagogues, cathedrals, mosques, temples or other buildings used for public worship, or cemeteries.
- F.** Animal clinics and kennels.
- G.** Public utility structures, right-of-way and easements.
- H.** Radio and television broadcasting and receiving antennae.
- I.** A parcel may be used, and a building or structure located thereon for a riding academy or stable whether for profit or pleasure upon a lot having an area not less than five (5) acres, and a width not less than two hundred fifty (250) feet. Up to five (5) animals on the first five (5) acres are allowed and it is required to provide an additional one (1) acre for each additional animal. There shall be no limit in the number of horses on a lot having thirty (30) or more acres in the area.
- J.** One mobile home used for the housing of one agriculture worker's family provided the farm where located is at least sixty (60) acres in size and that the worker obtains at least fifty (50) percent of his means from that farm where living and that said mobile home is to the rear and within one hundred (100) feet of the farm home and that the mobile home meets the provisions of ARTICLE 50.0.
- K.** Home occupations. A home office as defined herein shall not be subject to the requirements established in Article 50 ("Special Uses").
- L.** Two-family dwellings including a duplex and any uses, buildings or structures accessory thereto.
- M.** Wind Energy Conversion Systems.

SECTION 11.04-REGULATIONS

The following regulations shall apply in all AG-Agriculture Districts. Lot measurements shall be exclusive of any street, or right-of-way and easement for ingress and egress.

- A. LOT AREA**-The minimum lot area in this district shall be two (2) acres for a single-family dwelling and accessory structure thereto. The minimum lot area for all other buildings and structures shall be five (5) acres. Lot acreage shall be exclusive of public and/or private road rights-of-way. No lot under ten (10) acres shall exceed a 1:4 width to depth ratio.
- B. LOT WIDTH**-The minimum lot width shall not be less than two hundred fifty (250) feet.
- C. LOT COVERAGE**-The maximum lot coverage shall not exceed ten (10) percent.
- D. FLOOR AREA RATIO**-The maximum floor area ratio shall not exceed .10.

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- E YARD AND SETBACK**-The following yard and setback requirements shall apply in this district. No building or structure may be built closer to a property boundary than the minimum side yard dimension.
1. Front Yard-The minimum setback shall not be less than one hundred (100) feet from centerline of the road.
 2. Side Yards-The minimum width of either yard shall not be less than thirty (30) feet, except in the case of a corner lot where the side yard on the road or street side shall not be less than the front yard requirements.
 3. Rear Yard-The minimum setback shall not be less than fifty (50) feet.
 4. Livestock Facilities-Any structure for housing of livestock, and any storage of hay, feed, or manure, shall be located no less than 100 feet from any lot line.
- F HEIGHT REQUIREMENT**-Except as otherwise provided in ARTICLE 55.0, SECTION 55.07, the following height requirements shall apply in this district
1. For Dwelling and Non-Farm Buildings and Structures-No dwelling or non-farm building or structure shall exceed a height of three (3) stories or forty (40) feet.
 2. For General and Specialized Farm Buildings and Structures-No general and specialized farm buildings and structures shall exceed a height of one hundred (100) feet.
- G REQUIRED OFF-STREET PARKING**-As required in ARTICLE 51.0.
- H STANDARDS**-As required In ARTICLE 55.0, SECTION 55.02.
- I PRESERVATION OF ENVIRONMENTAL QUALITY**-As specified in ARTICLE 55.0, SECTION 55.08.

