

## **ARTICLE 9 AGRICULTURAL DISTRICT**

### **SECTION 900 PURPOSE**

The purpose of the A-1, Agricultural District is to accommodate agricultural operations and practices. In addition, the A-1, Agricultural District preserves and protects agricultural land, the rural character of areas in the Town of St. Leon, and the agricultural tradition of the area. The intent of this district is to allow agricultural development by reason of location and the availability of natural resources and infrastructure system.

### **SECTION 910 PERMITTED USES**

The following uses are permitted within the A-1, Agricultural District:

- a. Agricultural operations
- b. Single-family dwellings
- c. Public parks and playgrounds
- d. Cemeteries
- e. Essential services
- f. Accessory uses
- g. Temporary roadside agricultural produce stands no closer than 50' to the right of way of any street or highway. Adequate temporary parking must be provided and all goods sold must be locally grown.
- h. Feed mills and fertilizer sales
- i. Grain elevators
- j. Child care services for 5 or fewer children
- k. Dairies
- l. Public and parochial schools
- m. Religious institutions
- n. Federal, state, county, or municipal buildings
- o. Meeting halls for and offices for agricultural, rural or conservation public agencies and non-profit voluntary societies and associations
- p. Golf courses and related structures

### **SECTION 920 SPECIAL EXCEPTIONS**

The following special exceptions shall be permitted within the A-1, Agricultural District only as specifically authorized by the Board of Zoning Appeals in accordance with the regulations of Section 320 of this Ordinance:

- a. Accessory apartments
- b. Child care homes
- c. Child care centers
- d. Bed & breakfast homes
- e. Public or private utility structures
- f. Public swimming pools

- g. Nursing homes
- h. Mobile homes required by farmers
- i. Private clubs
- j. Private camps
- k. Mineral excavation
- l. Sanitary landfills
- m. Veterinary hospitals
- n. Public or Private air strips
- o. Kennels and veterinary clinics
- p. Cellular communications facilities
- q. Colleges or junior colleges on 10 acres or more
- r. Hospitals and health facilities on 5 acres or more
- s. Privately owned or operated outdoor recreation areas, including swimming pools, provided the principal and accessory buildings are located more than 200' from any residentially zoned or used property
- t. Sawmills provided they are located on a minimum of 10 acres and at least 200' from any residentially zoned or used property

### **SECTION 930 LOT AND YARD REQUIREMENTS**

The following development standards shall apply within the A-1, Agricultural District:

- a. Minimum Lot Density

All lots of record within the A-1, Agricultural District may be split provided that the resulting parcels, including the lot of record, shall not average a lot density of greater than one (1) lot per three (3) acres.

b. Yard Requirements

The following lot and yard requirements shall apply within the A-1, Agricultural District:

Uses where applicable	All permitted uses and special exceptions identified in A-1, Agricultural District.
Minimum Lot Size	1 acre
Minimum Road Frontage	100 feet
Maximum Lot Coverage	25 percent
Minimum Yard Requirements:	
Front Yard Setback*	Arterial: 75' Collector: 65' Local: 55'
Side Yard Setback	30 feet
Rear Yard Setback	30 feet
Maximum Building Height	45 feet; except for structures associated with agricultural and religious uses, where the maximum building height is 50 feet.
Minimum Ground Floor Area for Principal Use	1200 square feet for single-story structures, 900 square feet for two or more stories.

*\*Indicates the minimum distance required from the front of a proposed structure to the centerline of the adjacent public and private roadway(s)*

