

ARTICLE V
AG AGRICULTURAL DISTRICTS

Section 5.01 **USES PERMITTED.**

- (a) one and two family dwellings
- (b) general farming including the raising of livestock and poultry, dairying, horticulture, farm forestry and similar bonified agricultural enterprises.
- (c) truck gardens and nurseries
- (d) public, parochial, private and nursery schools, churches and community buildings.
- (e) accessory buildings or structures and uses customarily incidental to any of the above listed uses when located on the same property.

Section 5.02 **USES REQUIRING SPECIAL EXCEPTIONS PERMITS.**

- (a) public and private stables and riding academies
- (b) office of a veterinary and animal clinics
- (c) public utility buildings such as substations, transformer stations and regulator stations without service or storage yards.
- (d) one (1) temporary building for the sale of the produce of any of the above uses, located not less than twenty (20) feet from the street or highway right-of-way line and provided that space for patron parking twenty (20) feet from said street or highway right-of-way line is provided.
- (e) public and private parks, campgrounds, gun clubs, golf driving ranges, golf courses, museums, and related commercial uses.
- (f) cemeteries, including animal cemeteries
- (g) raising of fur bearing animals or kennels provided no cage or pen housing such animals is located nearer than two hundred (200) feet to any lot line except that kennels may be within 100 feet of the lot line.

- (h) hospitals, sanitariums, mental institutions, and other institutional type centers.
- (i) airports, landing fields and platforms, hangers, masts and other facilities for the operation of aircraft when said operation are for other than the private use of the land owner.
- (j) commercial radio and television towers and transmitters
- (k) sanitary landfills and dumps
- (l) accessory buildings or structures and uses customarily incidental to any of the above listed uses when located on the same property.

Section 5.03 EXCEPTIONS.

General farming uses and accessory buildings shall be exempt from all other provisions of this ordinance provided they comply with setback and yard requirements of the AG (Agricultural) Districts.

Section 5.04 RECREATIONAL CAMPING REQUIREMENTS.

Special requirements for recreational camping areas are stated in the article on "Mobile Home Parks and Recreational Camping Areas."

Section 5.05 BUILDING HEIGHT.

In Ag districts, no residential building, hereafter erected or altered shall exceed thirty-five (35) feet or two and one-half (2 1/2) stories in height. Provided, however, public or semipublic buildings, churches, cathedrals, temples, hospitals or schools may be erected to a height of fifty five (55) feet when set back from all lot lines not less than one (1) foot, in addition to required dimensions, for each foot such building exceeds thirty-five (35) feet in height.

Section 5.06 LOT AREA, FRONTAGE AND YARD REGULATIONS.

The following minimum requirements shall apply in all Agricultural Districts.

<u>Lot Area</u>	<u>Frontage</u>	SIDE YARDS		<u>Front Yard</u>	<u>Rear Yard</u>
		<u>Least Width</u>	<u>Sum</u>		
30,000 sq. ft.	150'	25'	50'	25'	50'