

Article VII: A1 Agricultural Zone

Intention of District – The A1 Agricultural District is designated for agricultural uses and is intended to protect rural areas from urban encroachment until such areas are adaptable to orderly urban expansion. Residential development is limited to houses on large lots, which provide adequate space for private sewer and water systems. It is the intent of this Ordinance to allow the continuation of existing agricultural operations and protect the use and value of both agricultural and non-agricultural land within the jurisdiction of the Plan Commission.

Permitted Uses – No building structure or premises shall be used, arranged, or designed to be used except for one (1) or more of the following uses:

- (a) Agricultural uses including crop raising, truck gardens, greenhouses and plant nurseries and accessories as normally associated with such agricultural operations and/or raising of livestock;
- (b) Single-family dwellings;
- (c) Soil, water, fish, forest and wildlife conservation uses;
- (d) Accessory uses;
- (e) Churches;
- (f) Seed dealers;
- (g) Mobile homes;
- (h) Group Homes.

Special Uses – Those special uses that are permitted in this District are set forth in Article XXIII.

Lot Size – The minimum lot size and dimensions for a single-family dwelling shall be as follows:

- (a) Lots not served by sanitary sewer facilities approved by the State Board of Health (lots on septic systems):
 - (1) Area: 40,000 square feet;
 - (2) Width and lot ratio: Minimum width of said lots shall be 100 feet, with no lot having more than a 1:6 ratio of width to depth.
- (b) Lots served by sanitary sewer facilities:
 - (1) Area: 9,600 square feet;
 - (2) Width and lot ratio: The minimum width of said lots shall be 60 feet, with no lot having more than a 1:4 ratio of width to depth.

Minimum Floor Area (Residential) – Nine Hundred Fifty (950) square feet for single-family dwelling, except mobile home, which shall be Six Hundred Forty-Four (644) square feet.