

ARTICLE IV - AGRICULTURAL DISTRICT

Nothing in the following provisions, or in the entire ordinance, shall prevent the use of any land for agricultural purposes, or the construction or use of buildings or structures incidental to the use of agricultural purposes of the land on which such buildings or structures are located. No zoning certificate shall be required for any such building or structure. For the purpose of the ordinance "Agriculture" shall include agriculture, farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry.

In "Agricultural Districts", all parcels of land less than five (5) acres in area, and having more than seventy percent (70%) of their area not actively used for agricultural purposes, and all lots less than three (3) acres shall be classified as residential and subject to the following provisions:

PERMITTED BUILDINGS, STRUCTURES AND USES: Reference ARTICLE XIV – LAND USE TABLES

B. YARD, AREA AND HEIGHT PROVISIONS

FRONT YARDS: The building setback at the front shall be not less than seventy-five (75) feet from the street or road property line or one hundred (100) feet from the street or road at center line, whichever may be greater.

REAR YARDS: There shall be a rear yard not less than one hundred (100) feet deep.

SIDE YARDS: There shall be two side yards with a total width of not less than sixty (60) feet, except that when a lot platted prior to the time of enactment of this ordinance is less than 100 feet wide, the total width of the two (2) side yards may be reduced by one (1) foot for each foot of difference, to a total width not less than twenty-two (22) feet. The width of the narrowest of the two (2) side yards shall not be less than ten (10) feet.

AREA AND FRONTAGE: No lot shall have an area less than one (1) acre and a frontage less than one hundred thirty-two (132) feet (two chains) except that nothing in this ordinance shall prevent the use for residential purposes of a lot platted prior to the time of enactment of this ordinance, providing the front, rear, and side yard requirements as stipulated above are met.

MINIMUM SQUARE FOOTAGE REQUIRED: The minimum square footage of a dwelling shall be one thousand (1000) square feet of livable area exclusive of basement, garage, and/or open porches.

HEIGHT: Dwellings shall not exceed thirty-five (35) feet in height. There shall be no limit on the height of non-residential structures except that for each foot the height of such a structure exceeds thirty (30) feet; the total width of the two (2) side yards shall be increased by two (2) feet. No living quarters shall be placed in a basement or in any other room or space having less than six feet of ceiling clearance above the average ground level.

C. PRIVATE GARAGES AND OTHER OUTBUILDINGS

No detached garage (including a portable-canvas garage) or other outbuilding shall be placed nearer to a side or rear property line than five (5) feet. No detached garage (including a portable-canvas garage) or other

outbuilding shall be placed nearer to a front building setback line than forty (40) feet or nearer to a side street property line than sixteen (16) feet for corner lots. The above, however, shall not prevent the construction of a garage as a structural part of a dwelling.

There shall be no more than one (1) detached garage per lot. Said garage is limited to one (1) story and a maximum height of sixteen (16) feet as measured from the finished floor to the top peak of the roof. There shall be no living quarters in a detached garage. No detached garage shall exceed six hundred seventy six (676) square feet in area. The square footage calculation includes proposed roof overhangs designed for carports, porches, or storage areas.

There shall be no more than one (1) outbuilding other than a detached garage per residential lot. An outbuilding shall be no larger than 225 square feet.

D. FENCING

Fencing of residential properties shall be permitted provided that any fence or wall in excess of three (3) feet in height extends no nearer to the front street property line than the front yard requirement of the dwelling and further provided the fence or wall does not exceed six (6) feet in height. In the case of a corner lot, no fence or wall in excess of three (3) feet may extend nearer to the side street property line than sixteen (16) feet. It shall be the responsibility of the property owner erecting the fence to provide for maintenance of the out side of the fence or wall. The finished surface shall in all cases be the outside, with all posts, braces, etc. to the inside. Fences or walls may be placed on interior property lines. No fence, wall, and/or planting shall be placed in such a manner as to obstruct the view of motorists or pedestrians. Where a property has a frontage on two right-of-ways, a fence or wall in excess of three feet shall not extend nearer to the front street property line on the secondary right-of-way than the mean distance of the front setbacks of the nearest dwellings within one hundred-fifty (150) feet on the same side of the street.

E. OPEN FRONT, SIDE AND REAR PORCHES

An open front porch may not extend nearer to a front property line than ten (10) feet or nearer to the side yard property line than the side yard requirements of the dwelling. An open side porch may not extend nearer to a side yard property line than the side yard requirements of the dwelling. An open rear porch may not extend nearer to a rear property line than twenty-five (25) feet or nearer to a side yard property line than the side yard requirements of the dwelling. An open porch is defined as open on three (3) sides except for wire screening. A porch shall not be considered open if enclosed by either permanent or detachable glass sash, or an enclosed railing more than three (3) feet in height as measured from the finished floor elevation.

F. GAZEBOS

Gazebos must be placed a minimum of forty (40) feet from the front foundation of the dwelling and a minimum of five (5) feet from a side or rear property line. In the case of corner lot, no gazebo shall be placed nearer than twenty (20) feet to a side street property line. Gazebos shall not be constructed for habitable purposes.

G. HOT-TUBS

Hot tubs and their appurtenances must be placed at the rear of the dwelling. Hot tubs and their appurtenances may not extend nearer to a rear property line than twenty-five (25) feet or nearer to a side yard property line than the side yard requirements of the dwelling.

H. CARPORTS

Attached carports may not extend nearer to a rear property line than twenty-five (25) feet or nearer to a side yard property line than the side yard requirements of the dwelling. Detached carports are subject to the requirements as stipulated for detached garages and other out-buildings.

I. DRIVEWAYS

The driveway leading from the street right-of-way to the single-family dwelling shall be constructed as a hard surface driveway, consisting of brick, concrete, asphalt, or other surface approved by the Zoning Inspector for the first sixty (60) feet.

J. SATELLITE DISHES

Satellite dishes in excess of 36 inches in diameter are subject to the requirements of "Article XII-Exceptions and Special Provisions" Section T".

K. AIR CONDITIONING UNITS

For all dwellings constructed after 1994 heating units and cooling coils or evaporative condensers shall be considered part of the structure and must be placed in the rear yard.

L. SWIMMING POOLS

A receptacle for water having a water surface area of more than one hundred (100) square feet and a depth greater than twenty-four (24) inches shall be considered to be a private swimming pool for the purpose of this ordinance and shall be subject to the following restrictions:

A Zoning Permit shall be required for such pool, and these specifications shall apply to all lands encompassed within the zoning ordinance, irrespective of how zoned.

1. PERMANENT IN-GROUND SWIMMING POOL

- (a) No portion of such pool shall be permitted to be closer than ten (10) feet from any side or rear property line.
- (b) The pool area shall be entirely enclosed by a fence. All fence openings into the pool area enclosure shall be equipped with doors or gates equipped with self-closing and self-latching devices. The fence and gate shall be not less than four (4) feet and not over six (6) feet in height above ground level, commencing at grade level and extending vertically.
- (c) If pool structure is less than four (4) feet above ground it shall be deemed to be a permanent in-ground pool and the rules of paragraph (a) shall apply.

2. PERMANENT ABOVE GROUND SWIMMING POOLS FOUR FEET (4') OR ABOVE

- (a) No portion of such pool shall be permitted to be closer than ten (10) feet from any side or rear property line.

(b) All entrance gates shall be equipped with self-closing and self-latching devices.

3. TEMPORARY PORTABLE SWIMMING POOLS SUMMER USE ONLY

(a) "Summer use only" means the pool cannot be erected before May 1st and must be dismantled by October 1st. If a temporary portable pool is left up beyond the above-mentioned dates it becomes a permanent pool and the rules for permanent above ground pools shall apply.

(b) No portion of such pool shall be permitted to be closer than ten feet (10') from any side or rear property line.

(c) No zoning permit shall be required for a temporary portable swimming pool.

M. EASEMENTS

No structures shall be placed on recorded easements. It is the property owner's responsibility to know if an easement(s) exists.