

ARTICLE 16 A-I AGRICULTURAL DISTRICT

16.01 INTENT

This district is composed of certain land being used for agricultural activities, open recreational uses, and other open land uses. Submarginal lands having no principal use also are included in this district. It is the intent of this district to protect the open area from the encroachment of scattered urban type uses permanently or until such time as the area is ready for more intense development.

16.02 PERMITTED PRINCIPAL USES

1. Agricultural (Farm) Activities. See Section 3.02, Definition: FARM.
2. One family dwellings.
3. Sale of farm products grown or raised on the premises. (See 18.33)
4. Township Facilities. (See 18.35)

16.03 ACCESSORY USES

1. Any use customarily accessory or incidental to the permitted uses. Non agricultural accessory uses shall comply with Section 18.05.
2. Farm vacation enterprises.
3. Private swimming pools. See Section 18.23.
4. Sleeping rooms. (The renting or leasing of rooms by a resident family, provided the number of roomers does not exceed two in any dwelling unit.)
5. Non-commercial rifle or skeet ranges.

16.04 CONDITIONAL USES

1. Airports or landing strips.
2. Cemeteries.
3. Extraction of soil, sand, gravel, stone or rock.
4. Public or private recreation facilities such as parks, playgrounds, golf courses, boat docks, driving ranges, swimming pools and customary accessory buildings.
5. Home Occupation.
6. Nursery Schools/Day Care Centers in accordance with Section 18.29.
7. Agri-Business.

8. Churches.
- Effective 5/21/98** 9. Indoor Recreational Vehicle and Car Storage
This does not include self-storage facilities referred to as mini-warehouses or store and locks.
Limited to controlled reuse of existing agricultural buildings when there is no longer a reasonable agricultural use.
The following conditions should be considered:
- a. The proposed storage structure(s) shall have been constructed prior to the effective date of this amendment, and may not be expanded.
 - b. The applicant shall have secured certification from the Greene County Department of Building Regulations that the structure(s) meets building code requirements for the purpose use.
 - c. No activities other than rental of storage units and pick-up and deposit boats, antique/classic cars and recreational vehicles shall be allowed.
 - d. Servicing, repair, painting of stored material shall be prohibited.
 - e. All storage shall be within the enclosed existing structures.
 - f. Site plan required:
 - 1) A scaled drawing at a scale of not less than 1"=50', showing the existing site and structures, drives, parking, fencing and surrounding land within 500 feet of its boundary.
 - 2) The area/use shall abut and gain access to a local non-residential, collector, or arterial street as specified in the Greene County Thoroughfare Plan.
 - 3) Signs shall be limited to on ground signs at the entrance to the premises, not more than 2 square feet in area.

16.05 YARD AND LOT REQUIREMENTS

1. Required Yards:

- (a) Front yards shall not be less than 50 feet in depth.
- (b) Side yards shall not be less than 25 feet in side.
- (c) Rear yards shall not be less than 50 feet in depth.

2. Minimum Lot Area:

The minimum lot area shall not be less than five (5) acres, with minimum lot width of 250 feet.

16.06 BUILDING HEIGHT REGULATIONS

No structure shall exceed 2 1/2 stories or 35 feet in height.

16.07

ACCESSORY PARKING

In the Agricultural District, parking shall be required in Section 18.16.

16.08

SIGNS

See Article 20 for size and location of permitted signs.