

SEC. 17.1.24 A-1 AGRICULTURAL DISTRICT

(a) Purpose. The A-1 Agricultural District is intended to provide for the continuation of general farming and related uses in those areas of the Village that are not yet committed to urban development. It is further intended for this district to protect lands contained therein from urban development until their orderly transition into urban-oriented districts is required.

(b) Permitted Uses. General farming, including agriculture, dairying, floriculture, forestry, grazing, hay, orchards, truck farming and viticulture (grape growing), provided, however, that farm buildings housing animals, barnyards and feed lots shall not be located in a floodland and shall be at least one hundred (100) feet from any navigable water or district boundary and two hundred (200) feet from any boundary of a residential district.

(c) Permitted Accessory Uses.

(1) Attached or detached private garages and carports accessory to permitted or permitted accessory uses.

(2) General farm buildings including barns, silos, sheds, storage bins and including not more than one (1) roadside stand for the sale of farm products produced on the premises. Any such stand shall conform to the setback, sign and other provisions of this Chapter.

(3) One (1) farm dwelling.

(d) Conditional Uses.

(1) Airports, airstrips and landing fields provided that the site is not less than twenty (20) acres.

(2) Commercial feed lots, livestock sales facilities and fur farms.

(3) Drive-in establishments selling fruits and vegetables.

(4) Home occupations and professional offices.

(5) Housing for farm laborers and seasonal or migratory farm workers.

(6) Transmitting towers, receiving towers, relay and microwave towers without broadcast facilities or studios.

(7) Utilities.

(8) Veterinary clinics provided that no structure or animal enclosure shall be located closer than one hundred (100) feet to a property boundary.

(e) Lot Area and Width.

(1) The lot area requirements for the R-1 Single-Family Residential District shall apply to all buildings for human habitation hereafter erected, moved or structurally altered.

(2) Existing residential structures and farm dwellin~ remaining after the consolidation of existing farms shall be provided with a lot area of not less than forty thousand (40,000) square feet and a lot width of not less than one hundred twenty (120) feet.

(f) Building Height. No building or parts of a building shall exceed sixty (60) feet in height.

(g) Yards.

(1) There shall be a minimum building setback of fifty (50) feet from the street right-of-way.

(2) There shall be a side yard on each side of the principal structure as provided in the R-1 District.

(3) The rear yard requirements for the R-1 Single Family Residential District shall apply to all buildings for human habitation hereafter erected, moved or structurally altered.