

**ARTICLE 5**  
**"AG" AGRICULTURAL DISTRICT**

**5.01 DESCRIPTION OF DISTRICT**

This district is composed of certain land in presently used for farming. Such land is zoned for agricultural use with the intent that agricultural will be the principal land use within the foreseeable future. The regulations for this district are designed to stabilize and protect the essential characteristics of the district without unduly restricting its use solely to that of an agricultural nature. To these ends, development is limited to a low concentration and to those uses that would not be detrimental to future development.

**5.02 PRINCIPAL USES ALLOWED BY RIGHT**

1. Farming, including both general and specialized farming and the sale of wood and trees grown on the premises.
2. Single family residences.
3. Essential Services.

**5.03 ACCESSORY USES**—These are uses customarily incidental to the preceding list of uses allowed by right and are allowed without a special land use permit.

1. Buildings and structures customarily incidental to any of the above permitted uses.
2. Farm Animals.
3. Household Pets.
4. Roadside stands for the sale of farm products grown on the farm, provided, however, that off-street parking shall be provided and no hazardous traffic conditions shall result from such activity.
5. Signs when in accordance with the provisions of this ordinance and the Village Sign Ordinance.

**5.04 PROHIBITED USES**

No land in this district shall be used for the treatment or disposal of rubbish, garbage; or for the sale, storage, dismantling, demolition or collection of machinery, scrap metal, junk vehicles, bags, bottles or similar materials commonly known as second hand or junk yards.

**5.05 SPECIAL LAND USES**—the following uses may be permitted upon approval by the Planning/Zoning Commission.

1. Churches, schools, and related educational and recreational facilities.
2. Public utility buildings and structures necessary for the service of the community for utilities not located within public streets or public rights-of-way, such as lift stations, well and pump enclosures, telephone exchanges, transformer stations and substations, but not including garages, outdoor storage facilities, maintenance buildings, or activities of an industrial character such as repair and maintenance yards, or activities that generate electronic interference.
3. Gravel mines.
4. Kennels.
5. Veterinary hospitals/clinics.
6. Home occupations.
7. Lawn care services.
8. Earthmoving.
9. Bed & Breakfasts.
10. Commercial amusement and recreation enterprises such as miniature golf courses and driving ranges (outdoors).
11. General contracting and the storage of construction materials and equipment in connection therewith.

#### **5.06 LOT REQUIREMENTS**

No general or specialized farming shall be carried on upon any land or premises less than 40 acres. The minimum lot size in this district is 40 acres.

#### **5.07 SETBACK REQUIREMENTS**

1. Front Setbacks: Each parcel shall have a front setback of not less than 30 feet in depth. Where there are existing neighboring buildings or structures having front setbacks less than 30 feet, the minimum allowable front setbacks of all structures

hereinafter erected and fronting on such street or highway shall be determined by the average setback of the adjacent buildings.

2. Side Setbacks:

- a. Each side setback shall not be less than 15 feet.
- b. The side setback of a corner lot shall not be less than 30 feet.

3. Rear Setbacks:

- a. There shall be a rear setback of not less than 45 feet in depth.

**5.08 HEIGHT OF BUILDINGS AND STRUCTURES**

Buildings and structures accessory to farming use of land may be erected, altered, or moved on any land or premises to a height not to exceed 35 feet.