

ARTICLE 5
AR - AGRICULTURAL-RESIDENTIAL
DISTRICT

50.500 Uses Permitted. In addition to the general regulations to which all buildings and uses are subject as provided in Article 3 of this Chapter, no building or premises shall be used and no building shall hereafter be erected or altered in the AR, Agricultural-Residential District, except for the following uses:

50.501 Permitted Principal Uses and Buildings.

(1) Nurseries and allied uses, general farming, orchards, greenhouses and truck farming.

(2) [[Single family buildings, subject to the front yard, rear yard, side yard and corner side yard requirements, and the height, stories and lot coverage restrictions of the R-1-A Single Family Residential zoning district contained in Article 6 of this Chapter. Lot coverage restrictions apply only to the single family buildings within the AR District]]^{51,117}

(3) Cemeteries.

(4) Public parks.

50.502 [Permitted Accessory Uses and Buildings.

(1) [Accessory Uses. The following uses only are permitted as accessory uses in this District, subject to the general restrictions set forth in Section 50.302 of this Chapter.

(a) Accessory Agricultural Sales as defined in Section 50.201(2).

(b) Other similar uses to a permitted principal use when located on the same lot as the permitted principal use.

(2) Accessory Buildings. The following buildings only are permitted as accessory

buildings, subject to the general restrictions set forth in Section 50.302 of this Chapter.

(a) Private garages; the capacity of a private garage shall not exceed one (1) automobile for each twenty (20) feet of lot frontage with a maximum capacity of three (3) automobiles.

(b) Farm buildings.”]⁸⁹

50.503 Special Land Uses. The following special land uses and similar uses shall be permitted in this Zoning District only after proper notice has been given as required by State law and after review and approval has been granted by the Planning Commission subject to the requirements and standards of Article 21 of this Chapter.

(1) **Schools.**

(2) [Churches. Church steeples need not be limited by the thirty-five foot maximum building height otherwise provided in this Article, provided church steeples shall be so located on their own property that if they fall, they would land on their own property.

(3) Home occupation as defined in Section 50.204(2) and regulated in Section 50.302(12).

(4) Roadside stands for the sale of farm produce grown on the premises.

(5) [Retail florist shop and other related retail sales, when accessory to a greenhouse on the premises. The area of the retail florist shop and related retail sales will not exceed ten percent (10%) of the square footage of buildings on the premises, or one thousand (1,000) square feet, whichever is less. Retail sales items must be directly related to the greenhouse operation, and must be generally described as part of the special land use application.]]^{45, 52}

(6) [Guest quarters (as regulated in Section 50.302(1)) in a permitted accessory building.”]⁸⁹

50.504 Building Height, Area and Yard Requirements.

(1) Principal Uses and Buildings.

(a) Minimum lot area: One- (1) family dwellings; twelve thousand (12,000) feet.

(b) Minimum lot width shall be one hundred (100) feet.

(c) Minimum front yard setback shall be thirty (30) feet.

(d) Minimum rear yard setback shall be thirty (30) feet.

(e) Minimum side yard setback shall be equal to ten percent (10%) of the total lot width; provided that no side yard shall be less than twenty (20) feet. The minimum side yard setback on a corner lot shall be thirty (30) feet measured from the side street lot line.

(f) [Maximum building height shall be thirty-five (35) feet and two (2) stories.]⁵³

(g) [Minimum dwelling unit size shall be one thousand (1,000) square feet.]¹⁰

(2) Accessory Buildings.

(a) Farm buildings. Maximum height of farm buildings shall be thirty (30) feet. No farm building shall be located within one hundred (100) feet of any public road and no closer than fifty (50) feet to any property line.

(b) [Other accessory buildings. Maximum height shall be twenty-five (25) feet and shall not exceed two (2) stories. An accessory building to be used as a garage which is located in a rear yard may have a minimum setback of five (5) feet from the rear lot line; if located in a side yard may have a minimum setback of five (5) feet from the side lot line.]⁵⁴

(c) Separation. No accessory building shall be located closer than ten (10) feet to the principal building, or to any other permitted accessory building.

50.505 Signs. Subject to the general restrictions on signs contained in Section 50.303 of this Chapter, the following signs (and the following signs only) are permitted within this District.

(1) One (1) sign, free-standing or other, erected in connection with uses permitted in the

Agricultural-Residential District which does not exceed sixteen (16) square feet in area; such sign shall not be located within thirty (30) feet of a front lot line or within thirty (30) feet of a side lot line.

(2) In connection with a permitted home occupation, one wall sign not exceeding two (2) square feet in area is permitted provided that the sign is placed flat against the main building.