

ARTICLE XXI E-A ESTATE AGRICULTURE

The following regulations shall apply in an E-A District:

A. PERMITTED USES

1. Agriculture, dairying, floriculture, forestry, general farming, grazing, greenhouses, hatcheries, horticulture, livestock raising, nurseries, orchards, paddocks, pasturage, poultry raising, truck farming, game farms, wildlife sanctuaries, and game preserves.
2. Single or two-family dwelling.
3. Farm ponds.
4. Transmission lines, substations, telephone and telegraph lines, public utility installation, radio, and television stations and any towers under seventy-five (75) feet in height, public streets, street right-of-ways, and street improvements.

B. PERMITTED ACCESSORY USES

1. Roadside stands, provided the structure does not cover more than three hundred (300) square feet in ground area and does not exceed ten (10) feet in height.

1. Additional structures necessary for the continuance of the farming operation.
2. Home occupations.
3. Private garages, carports and driveways.
4. Modular and Manufactured Homes. (Revised July 7, 1994)

C. CONDITIONAL USE

1. Artificial lakes.
2. Colleges, universities, schools (elementary, junior high and senior high), hospitals, sanitariums, churches, and other religious institutions, provided that they are religious, institutional or governmental uses which do not conflict with agricultural use.
3. Cemeteries, if religious or institutional
4. Towers over seventy-five (75) feet in height.
5. Riding academies and stables, which do not conflict with agricultural use and/or are found necessary in light of alternative locations available for such uses.
6. Public Parks, public recreational sites, and golf courses.

8. Railroad right-of-way and passenger depots, not including switching, storage, freight yards, or siding, which do not conflict with agricultural use and/or are found necessary in light of alternative locations available for such uses.

9. Earth excavations, which are public (governmental) facilities or incidental to the farm operations.

10. Day Care Center/Group

D. LOT REQUIREMENTS.

1. Area - five (5) acre minimum.
2. Zoning Frontage two hundred fifty (250) feet.

E. HEIGHT REGULATIONS

1. Farm structures - sixty (60) feet maximum.*
2. Residential dwellings - thirty five (35) feet maximum.*

F. BUILDING SETBACKS.

| | <u>Principal Structure</u> | <u>Accessory Buildings</u> |
|-------------|--------------------------------------|--------------------------------------|
| Front Yard | 40 feet minimum from right-of-way | 40 feet minimum from right-of-way |
| Side Yard | 25 feet minimum | 25 feet minimum |
| Rear Yard | 25 feet minimum | 25 feet minimum |
| Corner Side | 50 feet minimum from right-of-way | 50 feet minimum from right-of-way |

G. BUILDING SITE

1. Minimum size of a residential dwelling shall be one-thousand fifty (1050) ground floor area for a one (1) story dwelling and seven hundred fifty (**750**) square feet minimum ground floor area for dwellings with more than one (1) story. (Revised July 7, 1994)

2. Any residential dwellings less than 22 feet in width may be required to be located in a Manufactured Housing Park. (Revised July 7, 1994)

H. ACCESSORY BUILDING

Accessory uses shall conform to district requirements and those set forth in Article IV, Subsection C, Building Uses.

I. PARKING.

Parking shall conform to the requirements as set forth in Article XIV Off-Street Parking Requirements.

J. SIGNS.

Signs shall be regulated as set forth in Article XIII, Sign Regulations.

*Except as provided by Article IV, Subsection E, Height Regulations.