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**SECTION 10.17 A-1 (AGRICULTURAL-ONE) ZONE****A. PERMITTED USES**

1. Agricultural uses
2. Single-family residential dwellings (detached)
3. Sale of products that are raised, produced, and processed on the premises, provided that no roadside stands of any type for the sale or display of agricultural products shall be permitted within fifty (50) feet from any road or highway
4. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises
5. Stables and riding academies

**B. ACCESSORY USES**

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII
3. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance
4. Signs, as regulated by Article XIV

**C. CONDITIONAL USES:** The following uses or any customary accessory buildings and uses, subject to the approval by the board of adjustments, as set forth in Sections 9.14 and 18.7 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Governmental offices
4. Nursery schools
5. Police and fire stations, provided they are located adjacent to an arterial street
6. Public and parochial schools
7. Veterinarians' offices for large and small animals, including outside runs
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
9. Recreational uses, other than those publicly owned and/or operated, as follows:
  - a. Golf courses
  - b. Country clubs
  - c. Swimming pools

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- d. Tennis courts/clubs
  - e. Fishing lakes
10. Funeral homes, providing they are located adjacent to an arterial street
- D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No buildings shall be erected or structurally altered hereafter, except in accordance with the following regulations:
- 1. Minimum Lot Area - One (1) acre
  - 2. Minimum Lot Width at Building Setback Line - One hundred (100) feet
  - 3. Minimum Front Yard Depth - Forty (40) feet
  - 4. Minimum Side Yard Width - Total: Thirty-eight (38) feet; One Side: Twelve (12) feet
  - 5. Minimum Rear Yard Depth - Twenty-five (25) feet
  - 6. Maximum Building Height - Thirty-five (35) feet
- E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:
- 1. Minimum Lot Area - Twenty-two thousand five hundred (22,500) square feet
  - 2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet
  - 3. Minimum Front, Side (on each side of lot), and Rear Yards - Fifty (50) feet
  - 4. Maximum Building Height - Thirty-five (35) feet
- F. OTHER DEVELOPMENT CONTROLS:
- 1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
  - 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
  - 3. No lighting shall be permitted which would glare from this zone onto any street or road or into any adjacent property.
  - 4. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.