

CHAPTER 1246  
Agricultural District

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CROSS REFERENCES

- Municipal zoning - see Ohio R.C. 713.06 et seq.  
 General provisions and definitions - see P. & Z. Ch. 1240  
 Administration, enforcement and penalty - see P. & Z. Ch. 1242  
 Districts generally and Zoning Map - see P. & Z. Ch. 1244  
 Nonconforming structures, uses and lots - see P. & Z. Ch. 1266  
 Off-street parking and loading - see P. & Z. Ch. 1268  
 Conditional uses - see P. & Z. Ch. 1272  
 Supplementary regulations - see P. & Z. Ch. 1278

**1246.01 PURPOSE.** The Agricultural District is established as a zone in which agricultural and certain compatible low intensity uses are encouraged as the principal uses of land. The Agricultural District is intended to facilitate the long-term use of lands best suited to agricultural production. A high priority of Agricultural District designation is the prevention of a mixture of urban and rural uses which place unbalanced tax loads on agricultural lands and which may result in speculative or inflated land values as well as other conflicts and pressures which encourage the premature termination of agricultural pursuits. Agricultural District designation may also be utilized as a temporary zoning designation in the case of certain annexations. (Ord. 81-11. Passed 7-6-81.)

**1246.02 PRINCIPALLY PERMITTED USES.** The following uses shall be permitted in an Agricultural District:

- (a) Agricultural;
- (b) One-family dwellings;
- (c) Private and publicly owned noncommercial recreation areas, uses and facilities, including country clubs, swimming pools, golf courses, forest and wildlife preserves, and similar areas and uses.

(Ord. 81-11. Passed 7-6-81.)

**1246.03 CONDITIONALLY PERMITTED USES.**

The following uses shall be conditionally permitted in an Agricultural District, subject to the provisions of Chapter 1272:

- (a) Sale of produce and plants raised on the premises, or seasonal sale of produce and plants not raised on the premises, provided that any structures ordinarily used for the sale of produce and plants raised on the premises shall be used for the sale of produce and plants not raised on the premises.
- (b) Kennels and riding stables, provided that any lot or tract of land on which the same are located is not nearer than 200 feet from any lot in any nonagricultural zoning district.
- (c) Commercial mines, quarries and gravel pits, and temporary sawmills for cutting timber grown on the premises, provided that any lot or tract of land containing such use, other than a temporary sawmill, shall not be less than ten acres in area, and provided, further, that the location of any power driven or power producing machinery which is fixed in place shall be 500 feet from any lot in any nonagricultural zoning district;
- (d) Cemeteries, including mausoleums and crematories therein, provided that any mausoleum or crematory shall be 200 feet from any lot in any nonagricultural zoning district.
- (e) Churches and parish houses, schools, colleges and associated dormitories and public buildings. (Ord. 81-11. Passed 7-6-81.)
- (f) Personal wireless service facilities, when the applicant has been denied access to properly zoned Village-owned land for said purpose. (Ord. 98-4. Passed 7-6-98.)

**1246.04 AREA, YARD AND HEIGHT REQUIREMENTS.**

The following minimum requirements shall be observed, except by agricultural uses:

- (a) Height. No structure, except agricultural or mine, quarry or gravel pit structures, shall exceed two and one-half stories or thirty-five feet in height.
- (b) Lot Area. Minimum lot area per dwelling unit shall be two acres.
- (c) Lot Frontage. Minimum lot frontage shall be 200 feet;
- (d) Front Yard Depth. The front yard depth shall be not less than fifty-five feet measured from the front lot line, or eighty-five feet measured from the centerline of the right of way the lot abuts, whichever is greater.
- (e) Side Yard Width. The least side yard width shall be not less than twenty feet, and the combined width of both side yards shall be not less than fifty feet.
- (f) Rear Yard Depth. The rear yard depth shall be not less than sixty feet.
- (g) Lot Coverage. No building shall be established with a lot area coverage of more than thirty percent, and the lot coverage, including all impervious surfaces, shall not exceed fifty percent.

(Ord. 81-11. Passed 7-6-81; Ord. 95-5. Passed 5-1-95.)