

**A-2 LIMITED AGRICULTURAL**

<b>PERMITTED PRINCIPAL USES AND STRUCTURES</b>	<b>MINIMUM REQUIRED OFF-STREET PARKING</b>
1. Agriculture, horticulture, dairy farming, livestock farming, poultry farming, general farming and other agricultural activities	None
2. Single-family dwellings	2 spaces per unit
3. Mobile homes converted to real estate	2 spaces per unit
4. Parks, playgrounds and play fields	5 spaces for each acre developed for active use
5. Fairgrounds	25 spaces plus 1 space for every 4 seats in the main stadium or auditorium
6. Cemetery or mausoleum	10 spaces plus 1 space per acre
7. Elementary or secondary school	1 space per classroom and office plus 1 space for every 6 seats in the main auditorium or stadium
8. Churches and temples	1 space for every 4 seats in the main auditorium
9. Golf courses and country clubs except miniature courses or driving ranges operated for a profit	3 spaces per green or 1 space for every 100 square feet of floor area whichever is greater
10. Community meeting or recreation building	1 space for every 50 square feet of floor area
<b>PERMITTED ACCESSORY USES AND STRUCTURES</b>	
<ol style="list-style-type: none"> <li>1. Farm buildings incidental to agricultural uses.</li> <li>2. Private garage.</li> <li>3. Private swimming pools and tennis courts</li> <li>4. Private green houses not operated for commercial purposes.</li> <li>5. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district, not involving the conduct of business on the premises, except home occupations located on the same lot or a contiguous lot under the same ownership.</li> <li>6. Temporary buildings used in conjunction with construction work ,provided such buildings are promptly removed upon the completion of the construction work.</li> </ol>	
<b>SPECIAL EXCEPTION USES AND STRUCTURES</b>	
<p>Subject to Section 165.31(2) and the other requirements contained herein, the Board of Adjustment may permit the following:</p> <ol style="list-style-type: none"> <li>1. Sanitary landfill or waste disposal area, provided it is not used for disposal of dead animals, that refuse is covered with dirt daily if it contains raw garbage, that a nuisance due to smoke, odor or blowing of trash and debris is not created, and that the site is restored to a condition compatible with the adjacent area upon conclusion of the dump operation. An access road having at least a graveled surface and five (5) parking spaces shall be provided. No landfill or waste disposal area shall be located closer than one-fourth (1/4) mile to any dwelling, park, school, or place of public assembly.</li> <li>2. Railroads and public utilities but not including equipment storage or maintenance yards and buildings or general administrative and sales offices, provided that any substation or building shall meet the front and rear yard requirements for dwellings and shall provide side yards of not less than twenty-five (25) feet, and that two (2) parking spaces per substation or one (1) per employee at the site be provided.</li> <li>3. Communications station and tower provided that they shall not be closer to a dwelling or place of public assembly than a distance equal to one-half (1/2) their height, that the height and location shall not interfere with the operation of any airport or landing strip, and that one (1) parking space per employee and one (1) space for each vehicle used by the facility be provided.</li> </ol>	

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<b>MINIMUM LOT AREA AND WIDTH</b>	<b>MINIMUM YARD REQUIREMENTS</b>	<b>MAXIMUM HEIGHT</b>
<p align="center">Dwellings:</p> <p>Area:.....20,000 square feet Width:.....125 feet</p> <p>Where a lot is not served by a public or community water and/or sanitary sewer system, the minimum lot area shall be not less than 20,000 square feet and shall be increased by such amount as determined necessary by the local Board of Health to provide an adequate absorption field for a septic tank installation. Where a lot is served by a public or community sanitary sewer system, the minimum lot area may reduced to 15,000 square feet and the width to 100 feet.</p>	<p>Dwellings and other non-institutional uses:</p> <p>Front:.....35 feet Rear:.....30 feet Side:.....10 feet Side, street, corner lot:...30 feet</p> <p>Schools, churches or other public or institutional buildings:</p> <p>Front:.....40 feet Rear:.....40 feet Side:.....30 feet Side, street, corner lot:...35 feet:</p>	<p align="center">2 ½ stories</p> <p align="center">Or</p> <p align="center">35 feet</p>
<b>PERMITTED SIGNS</b>		
<ol style="list-style-type: none"> <li>1. Nameplates attached flat against the wall of the main building not to exceed one (1) square foot in area.</li> <li>2. Church or public bulletin boards not to exceed twelve (12) square feet in area.</li> <li>3. Temporary signs advertising the lease or sale of the premises not to exceed six (6) square feet in area.</li> <li>4. Billboards or advertising signs provided:             <ol style="list-style-type: none"> <li>(a) They are not within three hundred (300) feet of an intersection, highway structure, residence or another billboard.</li> <li>(b) They are not within one hundred (100) feet of a park, school, cemetery, public or semi-public building.</li> <li>(c) They are not within seventy-five (75) feet of the centerline of a city or county road, or one hundred (100) feet of a state or federal highway.</li> </ol> </li> <li>5. All signs and billboards shall be maintained in a neat and presentable condition and in the event their use shall cease, the area shall be restored to a condition free from refuse and rubbish.</li> </ol>		
<b>SPECIAL REQUIREMENTS</b>		
<ol style="list-style-type: none"> <li>1. No construction compliance certificate shall be issued for a dwelling unit in the A-2 Limited Agricultural District for any parcel of land that is designated for commercial or industrial uses on the Future Land Use Plan of the City.</li> </ol>		