

**ARTICLE 15 A-1 DOMESTIC AGRICULTURAL DISTRICT**

**15.01 INTENT**

This District is composed of certain parcels of land which, due to their size, can be defined neither as purely residential nor purely agricultural in their use. It is the intent of this District to provide for the use of land for either Single Family Residential or Agricultural purposes, or the two in combination with either use predominant.

**15.02 PERMITTED PRINCIPAL USES**

- A. Agriculture and gardening.
- B. One (1) one-family dwelling and private garage incident thereto, not including house trailer, mobile home, recreational vehicle or tent dwelling.
- C. Parks and playgrounds.
- D. Public and parochial elementary, junior and senior high schools.
- E. Sale of produce and plants raised on the premises.

**15.03 ACCESSORY USES**

- A. Any use accessory to the permitted uses listed as an accessory use under R-1 district.
- B. Domestic sales, provided such sale or sales are not conducted for more than six (6) days out of each calendar year, except for change of occupancy. See Article VII for sign restrictions.

**15.04 CONDITIONAL USES**

- A. Churches and similar places of worship.
- B. Parish houses and convents in conjunction with churches or schools.
- C. Home occupations.
- D. Stables or riding academies.
- E. Commercial television and radio towers and discs including one accessory building not larger than one hundred square feet for the housing of equipment only.

F. Commercial storage of boats, recreational vehicles, and/or construction equipment only within the confines of an enclosed building.

G. Any conditional use permitted in the R-1 Districts.

#### **15.05 YARD REQUIREMENTS**

See Section 7.08, Schedule of Yard and Lot Requirements.

#### **15.06 BUILDING HEIGHT REQUIREMENTS**

In this district no building shall be erected in excess of 2 1/2 stories or thirty five feet (35') in height.

#### **15.07 ACCESSORY PARKING**

Two (2) off-street parking spaces for each dwelling unit. Parking for other uses: See Section 19.16.

#### **15.08 SIGNS**

See Article 20 for size and location of permitted signs.

#### **15.09 DEPTHS OF LOTS**

In the A-1 District no lot shall have an average depth which is more than three (3) times its average width, nor shall it have a depth of less than one hundred fifty feet (150'), except that whenever a lot fronts upon an exterior curved portion of a street, the centerline radius of which is one hundred feet (100') or less than the required minimum lot depth, may be reduced to not less than one hundred feet (100').

#### **15.10 FRONTAGE REQUIREMENT**

No lot located in the A-1 District shall have a minimum frontage less than the minimum lot width allowed in the district, except a lot located upon a cul-de-sac shall have its minimum frontage measured at the depth of the minimum front yard for the district.