

## ARTICLE 9

### "F" SMALL FARM ZONE

#### 901 PURPOSE

This zone has as its primary purpose to promote and allow for agricultural pursuits.

Definitions relative to uses of land and structures within this zone are located in Section 402 of this Ordinance.

#### 902 PERMITTED USES

Except for a single-family detached dwelling unit and its permitted or special use accessory structures, all permitted uses in this zone are subject to site plan review.

- A. Agricultural uses, subject to provisions regarding the keeping of animals as contained in this Ordinance.
- B. Commercial greenhouses.
- C. Nursery and greenhouse stock and other products grown upon the premises may be retailed, provided that no separate retail store is erected, constructed, installed, or maintained for such purposes.
- D. One (1) family dwellings units.
- E. Campgrounds
- F. Accessory structures and uses customarily incidental to any of the above uses.

#### 903 SPECIAL USES

All special uses in this zone are subject to prior site plan review. Criteria and standards in excess of those typical regulations governing yards, lot sizes and the like may be specified for certain uses.

- A. Home occupations.
- B. Previously used one (1) family dwelling units, moved onto the lot.
- C. Extraction of natural resources.
- D. Tower special use district.

#### **904 LOT REQUIREMENTS**

- A. No lot shall be created with a lot area less than five (5) acres. Every structure hereafter erected or structurally altered shall be located upon a lot with a lot area of at least five (5) acres, unless the lot is a lawfully nonconforming lot.
- B. All lots shall have a minimum lot width of three hundred thirty (330) feet and a minimum lot depth of three hundred thirty (330) feet.
- C. There is no maximum lot coverage requirement.
- D. There shall be a front yard setback of at least forty (40) feet.
- E. There shall be a side yard setback of at least twenty five (25) feet.
- F. There shall be a rear yard setback of at least fifty (50) feet.
- G. No yard, court, or other open space provided about any structure shall again be used as a yard or other open space for another structure for the purpose of complying with the provisions of this Ordinance

#### **905 STRUCTURE REQUIREMENTS**

- A. Not more than one (1) dwelling unit, together with its residential and agricultural accessory structures, shall be built on any lot.
- B. No structure hereafter erected or structurally altered shall exceed three (3) stories or thirty five (35) feet.
- C. Accessory structures shall be erected and maintained only as accessories to the dwelling unit(s) situated on the same lot. Except as permitted as a special use, no accessory structure shall be located in front of the rear line of the dwelling unit.

D. Dwelling units consisting of one story shall contain at least nine hundred (900) square feet of living space at grade level. Dwelling units consisting of one and one-half stories or greater shall contain at least eight hundred (800) square feet of living space at grade level, with a total living space of at least one thousand (1,000) square feet. All dwelling units shall comply with the requirements contained within the definitional provisions of the term "dwelling" in Section 402 of this Zoning Ordinance.