

Article 17: AGRICULTURE DISTRICT (AG)

Section 1700 Purpose

The purpose of the Agriculture District (AG) is to provide an area for agricultural pursuits protected from infringement of unguided urban development; to create and preserve a setting for rural small estate residential development; and to conserve areas physically unsuitable for intensive development.

All uses not specifically authorized as a permitted or conditionally permitted use by the express terms of these sections of the zoning resolution are hereby prohibited.

Section 1701 Agricultural Exemptions

Sections 519.02 to 519.25, inclusive, of the Ohio Revised Code confer no power on any Board of Township Trustees or Board of Zoning Appeals to prohibit the use of land for agricultural purposes or the construction or use of buildings or structures incidental to the use of agricultural purposes of the land on which such buildings or structures are located, and no zoning certificate shall be required for any such building or structure.

Section 1702 Permitted Uses

1. Agriculture, Forestry, Fishing and Hunting:
Crop Production; Animal Production; Forestry and Logging; Fishing, Hunting and Trapping; and Support Activities for Agriculture and Forestry.
2. Mining:
Only for Oil and Gas Extraction.
3. Single-family residential dwelling.
4. Public parks and playgrounds and golf courses.
5. Accessory Structure Used for Agricultural Purposes
6. Family Cemetery.

Section 1703 Conditionally Permitted Uses

A conditional use permit may be issued in accordance with Article 5, “Administration,” and the other provisions of these regulations, provided that the applicant can demonstrate that the proposed use is consistent with those general principles outlined in Section 521, “Contents of Application for Conditional Use Permit,” of this resolution as well as any additional standards in accordance with any or all of those standards found in Section 522, “General Standards Applicable to All Conditional Uses,” or other conditions as required by the Board of Zoning Appeals and conditions referred to in the following descriptions:

1. Educational Services:

Educational Services, limited to Elementary and Secondary Schools, state accredited.

2. Accommodation and Food Services:

Accommodation, limited to temporary campground for maximum of 7 calendar days

3. Other Services (except Public Administration):

Religious, Grantmaking, Civic, Professional, and Similar Organizations.

4. Other Services (except Public Administration):

Barber Shops, Beauty Salons, Nail Salons, Other Personal Care Services, Cemeteries and Crematories; and Religious, Grantmaking, Civic, Professional, and Similar Organizations, limited to Religious Organizations and Environment, Conservation and Wildlife Organizations.

5. Public Administration:

Justice, Public Order, and Safety Activities, limited to Police Protection and Fire Protection.

6. Commercial Equestrian Facility

7. Home Occupations

8. Accommodation, limited to Bed-and-Breakfast Inns

Section 1704 General Requirements of the Agriculture District (AG)

1. Height Limit:

No building shall exceed 35 feet in height, except as provided in Section 916, “Exceptions to Height Regulations.”

2. Lot Area, Width and Depth:

Every lot shall have a minimum lot area of not less than three (3) acres (130,680

~~square feet), including the road right-of-way. All lots shall have a minimum width of 200 feet at road right of way, except those lots 5 acres or greater may be flag lots with a minimum width of 60 feet at road right-of-way. Flag lots must also have a maximum 1000 foot “pole” length and meet the minimum Agricultural District setbacks within the “flag” area. Flag lots may only have one side lot line contiguous with another flag lot while the front and rear lot lines can not be contiguous. Every lot shall have a minimum frontage of 200 feet, and a minimum lot area of not less than 3 acres (130,680 square feet), including the road right-of-way. All lots must meet those frontage requirements as outlined in Section 932, “Street Frontage Required” of this resolution.~~

3. Front Yard:

There shall be a front yard of not less than 100 feet in depth (from the center of the road). Except where road right-of-way exceeds 60 feet, the setback shall be not less than 70 feet from the right-of-way.

4. Side Yard:

There shall be side yards of not less than 50 feet on each side (exclusive of road right-of-way).

5. Rear Yard:

There shall be a rear yard of not less than 100 feet (exclusive of road right-of-way).

****For all lots of record for yard requirements, see Section 410, “Non-Conforming Lot of Record Yard Requirements.”**

***All structures placed on corner lots must meet those requirements outlined in Section 910, “Visibility at Intersections.”**

6. Dwelling Bulk:

Dwellings or structures shall have a minimum area of living space by outside dimensions, exclusive of porches, garages, and cellars or basements as hereinafter specified:

Single-Family Dwelling
1200 square feet
Single-family dwellings shall not be less than 24 feet in width or depth.

7. Parking Requirements:

Parking requirements shall be as regulated in Article 10, “Off-Street Parking and Loading Facilities” and Section 522, “General Standards Applicable to All Conditional Uses,” paragraph 5 of these regulations.

8. Line or Partition Fence:

Line or partition fences shall be properly maintained. The Board of Township Trustees, as directed by the Ohio Revised Code, should handle disputes.