

ARTICLE IV

A-1 AGRICULTURAL DISTRICT

SECTION 4.10 PURPOSE:

This district is composed of rural, agricultural areas in the township whose predominant land use is general farming. The provision of this district are designed to protect, conserve, stabilize, enhance and develop the natural resources and community life of these areas; and further, to minimize conflicting land and structural uses detrimental to farm enterprises, rural community life and the reasonable use of natural resources, and to exclude land and structural uses which require highways, streets, drainage and other public facilities and services in excess of those normally required by rural agricultural uses and rural community life.

SECTION 4.20 PERMITTED USES:

The following uses are permitted in all A-1 Districts:

- 4.20.1 Single-family dwellings and the accessory buildings, structures and uses normally auxiliary thereto.
- 4.20.2 General and specialized farm and agricultural activities, including animal and livestock raising.
- 4.20.3 Raising and keeping of poultry, rabbits and similar small animals upon a lot or parcel having an area not less than three (3) acres, and a width not less than two hundred (200) feet.
- 4.20.4 Raising and keeping of cattle, hogs, horses, ponies, goats and similar livestock upon a lot or parcel having an area not less than five (5) acres, and a width not less than three hundred (300) feet.
- 4.20.5 Nurseries, providing at least fifty (50) percent of the nursery stock is raised on the premises where situated.
- 4.20.6 Public and private conservation areas and structures for the development, protection and conservation of open space, water, soil, forest and wildlife resources.
- 4.20.7 Public and private areas, such as: forest preserves, game refuges, recreation parks and reservations, and similar public uses of low intensity use.
- 4.20.8 Cemeteries.
- 4.20.9 Public and private child care centers, nursery, elementary, and secondary schools.
- 4.20.11 Public buildings and uses, including service facilities except sanitary fills, sewage treatment plants and disposal areas.
- 4.20.12 Signs as provided in ARTICLE IX of this Ordinance.
- 4.20.13 Any use customarily incidental and normally auxiliary to the permitted use.

4.20.14 Roadside Stands for the marketing of agricultural products produced on the premises.

4.20.15 Home Occupations subject to Section 2.20.42.

SECTION 4.30 CONDITIONAL USES:

The following conditional uses are permitted in this District subject to obtaining a conditional use permit as provided in ARTICLE X of this Ordinance and requiring a Site Plan Approval as provided in Article IX, Section 9.90 of this Ordinance.

4.30.1 Agricultural labor camps.

4.30.2 Greenhouses and nurseries selling at retail, nursery stock in excess of fifty (50) percent not raised on the premises.

4.30.3 Gun and conservation clubs subject to Section 10.70.23.

4.30.4 Riding stables, livestock auction yards, kennels, slaughter houses, and the production, raising and keeping of fur-bearing animals for gain, Subject to Sections 10.70.11, 10.70.16 and 10.70.20.

4.30.5 Gravel pits, quarries, and earth removal subject to Section 10.70.22.

4.30.6 Hospitals and sanitariums and institutions of a philanthropic nature subject to Section 10.70.5.

4.30.7 Animal hospitals subject to Section 10.70.8.

4.30.8 Temporary carnivals, fairs, circuses and other transient amusement enterprises. Subject to Section 10.70.2

4.30.9 Airports and landing strips subject to Section 10.70.12.

4.30.10 Drilling for oil, gas or other hydro-carbon substance.

4.30.12 Golf courses subject to Section 10.70.13.

4.30.13 Home businesses subject to Section 2.20.42.

4.30.14 Private clubs and lodges, subject to Section 10.70.15.

4.30.15 Rental hall facilities, subject to Section 10.70.15.

4.30.16 Churches.

4.30.17 Public and private nursery, elementary and secondary schools.

4.30.18 Public and private parks, camping grounds and playground high intensity use.

4.30.19 Bed and breakfast facility.

4.30.20 Communication towers subject to Section 10.70.25.

SECTION 4.40 DIMENSIONAL REQUIREMENTS:

In accordance with Article VIII.

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