

The following regulations shall apply in the "A" District"

1. Uses Permitted: The following uses are permitted. A zoning certificate may be required as provided for in Section 10, B of this Resolution.
 - a. Agriculture.
 - b. One-family dwelling, permanent use. (8/06)
 - c. Roadside stands, for sale of agricultural and plant nursery products, provided a minimum of sixty (60%) percent of the total value of all products sold are raised on the premises.
 - d. Churches or other places of worship.
 - e. Public schools, elementary and high, and private schools having a curriculum similar to a public school
 - f. Public facilities owned or operated by public agencies.(6/91)
 - g. Home occupations, as defined in Section 3.
 - h. Public parking areas on a lot abutting any "C" or "M" District when located and developed as required in Section 5, and provided that the parking area does not extend more than two hundred (200) feet from the boundary of the "C" and "M" Districts. (8/06)
 - i. Nurseries or greenhouses.
 - j. Accessory buildings.
2. Conditional Uses: Subject to approval as provided for in Section 6 of this Resolution. (5/21/93)
 - a. Golf course to include associated amenities such as swimming pools which may be granted by the Board of Appeals or practice driving tee, but not a miniature course.
 - b. Veterinary animal hospital or clinic.
 - c. Cemeteries or mausoleums.
 - d. Hospitals or institutions, provided that the site is five (5) acres or more in size, the building does not occupy more than twenty (20) percent of the total lot area, and a setback from all yard lines of at least two (2) feet for each foot of building height is provided.
 - e. Nursing homes.
 - f. Non-commercial community buildings, recreational fields, swimming pools, or mooring basin owned, operated, and used exclusively by residents of abutting properties or subdivision.
 - g. Development of natural resources including the extraction of sand, gravel, fill dirt or topsoil.
 - h. Bed and Breakfast Inn as provided for in Section 7 of this Resolution.
 - i. Parks and playgrounds available to all members of the general public without fee charged for said use.(6/91)
 - j. Professional offices, such as doctors, dentists, attorneys, real estate, insurance, architects, and engineers, subject to the requirements established in Section 7, K. (7/97)
 - k. Wind powered electric generator - low impact. (8/06)
3. Lot Area, Width, and Depth: Every lot shall have a minimum

width of one hundred and fifty (150) feet and a minimum depth of one hundred and fifty (150) feet; however, it shall have a minimum area of not less than forty-three thousand, five hundred and sixty (43,560) square feet. Measurement of lot area shall be made to the street right-of-way. (7/96)

4. Front Yard: There shall be a front yard of not less than fifty (50) feet in depth, except as provided in Section 7, A.
5. Side Yard: There shall be a side yard of not less than ten (10) feet, except as provided in Section 7, A, 2.
6. Rear Yard: There shall be a rear yard of not less than forty (40) feet. (7/96)
7. Dwelling Size: Shall be provided as required by Section 7, F and as **specified** herein. (5/13)

One Story	1,400 square feet (7/96)
One and One-Half Story	1,000 square feet on the first floor (7/96)
Two or More Stories	950 square feet on each of the first two floors (7/96) (8/06)

Dwelling size does not include open or enclosed porches, patios, breezeways, and garages. (7/96) (8/06)(5/13)

8. Lot Coverage: **The total lot coverage of all buildings and structures, other than those used in agriculture, shall not exceed thirty (30) percent of the total actual land area excluding street right-of-way and land under 574 feet above sea level. (5/13)**
9. Building Height: The maximum building height shall be thirty-five (35) feet measured to the peak and thirty (30) feet measured to the eaves.
10. Off-Street Parking: Shall be provided as required by Section 5 and as listed herein.
 - a. One-family dwellings: Two (2) parking spaces per dwelling unit.
 - b. Churches and schools: One (1) parking space for each four (4) seats in the main auditorium.
 - c. Commercial buildings: One (1) parking space for each two hundred (200) square feet of floor area.
 - d. Clubs and lodges: One (1) parking space for each five (5) members.
 - e. Hospitals and institutions: One (1) parking space for each eight hundred (800) square feet of floor area.
11. Accessory Buildings: Lot coverage for all buildings, principal and accessory (**excluding buildings and structures used for agricultural purposes**) is limited to thirty (30) percent of the actual lot area. The cumulative square footage of all accessory buildings will be the lot coverage remaining after the square footage of the principal building is subtracted or 950 square feet, whichever is smaller. (8/06) (5/13)

Accessory buildings not exceeding twenty (20) feet in height are permitted in the rear or side yard. No accessory building shall be closer to a road right-of-way than a main building may be, closer than ten (10) feet to any main building, nor closer than ten (10) feet to side or rear lot lines, except as provided in Section 7, A, 2.

Non-commercial boat docks shall be considered structures accessory to the principal use of the premises on which they are built. Their area shall be included in the total area permitted for accessory buildings.

12. Signs: Shall be **permitted** provided as stated in Section 7, C and as stated herein. (5/13)
 - a. For agricultural use not to exceed forty-eight (48) square feet for each agricultural sign which shall not advertise services, goods, or facilities not available on premises or on an adjacent premise. Both sides of the sign may carry a message. There shall be no more than one such sign per two hundred (200) feet of frontage of the land on the road; land on each side of the road has its own frontage. (5/21/93)
 - b. For one-family dwellings, **the following signs are permitted**, one (1) name plate not exceeding one and one half (1-1/2) square feet in area, indicating the name and address of the occupant and one sign not exceeding three (3) square feet in area indicating the name of the permitted home occupation. (5/13)
 - c. For churches, **the following signs are permitted**, one (1) bulletin board not exceeding fifteen (15) square feet in area and one (1) identification sign not exceeding forty-eight (48) square feet in area, including the supporting structure. (5/13)
13. Fences: The following conditions shall apply to fences:
 - a. Fences or hedges may not exceed four (4) feet in height in the required front yard and may not exceed seven (7) feet in height in any other location on the lot.
 - b. On property located at street and/or highway intersections, no fence, wall, hedge, shrubbery, or other structure or planting which obstructs the view of motorists and thereby creates a traffic hazard shall be erected, placed, planted, or maintained within the triangular area formed by connecting with a straight line two (2) points located on the respective right-of-way, twenty-five (25) feet distance from their point of intersection.
 - c. The requirements in Section 7, M. shall be met. (7/12)
14. Land Under Water: All submerged lands below low water datum are a part of that District to which their abutting natural above water lands are assigned, and shall be bounded by extension of the boundary lines of each abutting natural above water property. Two or more adjacent Districts which extend onto submerged lands shall be separated by extension of their above water common boundary line.
15. Swimming Pool Requirements - Private: No private swimming

pool, exclusive of portable swimming pools with a diameter less than twelve (12) feet or with an area of less than one hundred (100) square feet shall be allowed except as an accessory use and unless it complies with the following conditions and requirements:

- a. The pool is intended and is to be used solely for the enjoyment of the occupants of the property on which it is located.
- b. It may not be located closer than the required setback line for the District in which it is located.
- d. The swimming pool or the entire property on which it is located shall have a wall, fence, or barrier to prevent uncontrolled access from the street or adjacent property. Such fence or wall shall be maintained in good condition with a gate and lock.

Temporary inflatable pools intended for the private use of the property owner shall not be required to meet these requirements. (8/06)

16. Parking Exception: Only one (1) automotive vehicle or recreational vehicle of any type without current license plates shall be parked or stored on any lot other than in a completely enclosed building. Parking or storage must be in the rear yard. (7/97)