

ARTICLE 16 A-2 GENERAL AGRICULTURE DISTRICT

16.01 INTENT

This district is composed of certain land being used for agricultural activities, open recreational uses, and other open land use. Sub-marginal lands having no principal uses also are included in this district.

16.02 PERMITTED PRINCIPAL USES

- A. Agricultural and gardening.
- B. Either one (1) one-family dwelling or mobile home on each parcel.
- C. Public or private recreational facilities including parks, playgrounds, golf courses, boat docks, driving ranges, swimming pools, and customary accessory buildings, excluding outdoor entertainment facilities.
- D. Sale of produce and plants raised on the premises.
- E. Farm market for the sale of produce and plants.
- F. Stable and riding academy.
- G. Seed dealers.

16.03 ACCESSORY USES

- A. Any use customarily accessory or incidental to the permitted uses, including the storage of salvageable farm related material in an area not to exceed 2000 square feet.
- 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 Section 20.07 for sign restrictions.

16.04 CONDITIONAL USE

- A. Those uses listed as conditional uses in Section 14.05 of the F-1, Flood Plain District, may be permitted by the Board of Appeal application and approval of a conditional use permit under the provisions of Section 22.08 and 21.11.
- B. Either an additional one-family dwelling or mobile home.
- C. Cemeteries.

- D. Churches.
- E. Disposal of refuse or garbage by the County.
- F. Fraternal clubs, lodges, similar organizations and outdoor entertainment facilities.
- G. Public and parochial elementary, junior, and senior high schools, private schools, institutions of high learning and libraries.
- H. Beauty and barber shops operated and used as a home occupation.
- I. Home occupation.
- J. Television and radio towers and discs, including one accessory building not larger than 100 square feet in area for the housing of equipment only.
- K. Veterinary clinic, kennel and animal hospital, provided that all animals are housed in buildings or enclosures which are at least 100 feet from any residential district.
- L. Wineries.
- M. Fur dealers.
- N. Commercial storage of boats, recreational vehicles, and/or construction equipment, only when confined within an opaque fence.
- O. Commercial Mulching Facilities when functions are located not less than 500' from any residential district. Operations, including but not limited to surface water and storm water detention and retention shall be approved by the Ohio EPA, Miami County Engineer and or any other regulatory authority with jurisdiction over said use. Screening requirements shall be specified by the Miami County Board of Zoning Appeals.

16.05 YARD AND LOT REQUIREMENTS

- A. Required yards: See Section 7.08, Schedule of Yard and Lot Requirements.
- B. Minimum lot area: The minimum lot shall be not less than 10 acres with a minimum frontage of not less than 125 feet.

16.06 BUILDING HEIGHT REGULATIONS

In the General Agricultural District, no building shall exceed 2-1/2 stories or 35 feet in height.

16.07 ACCESSORY PARKING

In the Agricultural District, parking shall be provided as required in Section 19.17.

16.08 SIGNS

On-premise wall or ground signs, single or double face, shall not exceed 144 square feet in area. Wall signs shall not extend above or beyond any part of the roof line. Maximum height above grade at sign shall not exceed thirty-five (35) feet. There shall be permitted one (1) wall and one (1) ground sign for each street front of the lot on which the sign is located. The total of both signs shall not exceed 144 square feet. Signs permitted by this section shall be exempt from the minimum front yard requirements of this district. However, no part of such sign shall encroach upon the established right-of-way. Off premise signs are permitted if they meet the requirements of Article 20.