

## CHAPTER VII

### 117.700 "A-R" AGRICULTURAL-RESIDENTIAL ZONE

#### 117.701 Permitted uses.

Sec. 7.01. No building or part thereof shall be hereafter used, erected, or altered, or land used, in whole or in part, in the "A-R" Agricultural-Residential Zone except for:

- A. Those uses permitted in the "A" Agricultural or under the terms provided.
- B. Single-family Dwellings.

#### 117.702 Height, area, and yard restrictions.

Sec. 7.02. Every lot in this zone shall meet the following requirements:

- A. One (1) family dwellings with accessory uses as defined in this ordinance.
- B. Each dwelling unit shall have a minimum floor area of nine hundred sixty (960) square feet, and erected on a permanent foundation, and minimum of twenty (20) feet wide throughout the length of the dwelling.
- C. *Minimum lot area:* No lot shall hereafter be subdivided to provide less than 40,000 feet of lot area. There shall not be more than one (1) dwelling unit upon each lot.
- D. *Minimum lot width:* Each lot has a minimum width of 150 feet continuous throughout.
- E. *Minimum yard dimensions:*
  - 1. *Front yard:* A minimum front yard setback of fifty (50) feet.
  - 2. *Side yard:* A combined side yard setback totaling a minimum of thirty (30) feet, with the smallest width being at least fifteen (15) feet.
  - 3. *Rear yard:* A minimum rear yard setback of thirty-five (35) feet.
- F. *Maximum building height.* Two and one-half (2-1/2) stories, but not exceeding thirty-five (35) feet. Barns, silos and similar agricultural related accessory buildings shall

not exceed ninety (90) feet.