

TITLE 20 – ZONING ORDINANCE OF GENOLA

CHAPTER 12 AGRICULTURAL ZONE – A-1

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20.12.01 **PURPOSE:**

The A-1 Agricultural Zone is established to provide areas where agricultural and residential uses and open spaces can be encouraged and maintained. This district is intended to include activities normally related to the conduct of agricultural and low density residential uses.

20.12.02 **PERMITTED, CONDITIONAL, AND ACCESSORY USES**

The permitted, conditional and accessory uses for the Agriculture Zone (A-1) are indicated on Appendix A to Title 20. The chart will specify whether each use is a permitted, conditional or accessory use. Unless specifically listed, any other use is not a permitted use in this zone.

(Amended by Ordinance 2019-05)

20.12.03 **RESERVED**

(Amended by Ordinance 2019-05)

20.12.04 **LOT AREA:**

The minimum lot area or any lot or parcel of land shall be five (5) acres.

20.12.05 **LOT WIDTH:**

The minimum width of any lot at building setback lines shall be a minimum of four hundred forty (440) feet.

20.12.06 **LOT FRONTAGE:**

The minimum frontage for any lot shall be three hundred thirty (330) feet of continuous lot frontage along the street line.

(Amended by Ordinance 2018-05)

20.12.07

YARD REQUIREMENTS:

The following minimum yard requirements shall apply:

1. Front Yard

The minimum depth of the front yard shall be the greater of sixty (60) feet, as measured from the center of the public right-of-way, or thirty-five (35) feet, as measured from the property boundary. On a corner lot, the front of the main dwelling shall maintain the required minimum front yard setback. Using side yard setbacks in front yard areas will not be allowed on corner lots.

2. Side Yard

The minimum side yard for any dwelling shall be twenty (20) feet from the property boundary.

3. Side Yard - Corner Lot

On corner lots, the minimum depth of the side yard contiguous to the street shall be the greater of sixty (60) feet, as measured from the center of the public right-of-way, or thirty-five (35) feet, as measured from the property boundary.

4. Rear Yard

The minimum depth of the rear yard shall be thirty-five (35) feet from the property boundary.

5. Accessory Buildings

Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures are allowed in the A-1 Zone.

Private garages and other accessory buildings placed at least six (6) feet to the rear of any main building may have a minimum side or rear yard of one (1) foot, provided no accessory building shall be located closer than ten (10) feet to a dwelling on an adjacent lot. On corner lots, no accessory buildings shall be located within the required depth of the side yard which is contiguous to the street.

Accessory buildings must have adequate facilities for the discharge of all roof drainage onto the lot or parcel of land and must meet all Town fire and building codes.

6. Area of Accessory Buildings

No accessory building nor group of accessory buildings shall cover more than thirty (30) percent of the rear yard area.

(Amended by Ordinance 2015-07)

20.12.08

HEIGHT REGULATIONS:

No building shall be erected to a height greater than thirty-five (35) feet. Additional height may be granted by the Planning Commission under conditional use permit review. However, in no event shall a dwelling structure exceed two and one-half stories in height. Chimneys, flagpoles, church steeple and similar structures not used for human occupancy are excluded in determining height. Public and quasi-public buildings, when authorized, may be erected to a height greater than the height limit by Conditional Use Permit. (changed ordinance 99-6)

20.12.09

LOT COVERAGE:

All buildings, including accessory buildings and structures, shall not cover more than thirty (30) percent of the area of the lot or parcel of land.

ⁱ Previous Versions amended by Ordinance:

- 2019-05
- 2018-05
- 2016-04
- 2015-07