

**Sec. 26-213. Agricultural-One District (A-1).**

A. *Intent and purpose:* This district is established to provide a high quality, safe, quiet and stable residential estate living environment within a quasi-rural or agricultural setting. In addition to large lot, single-unit residential and related uses, agricultural uses and activities will exist and be encouraged to continue.

B. *Development standards:*

		Maximum Height	Maximum Building Coverage	Minimum Lot Area (d)	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback (a)	Minimum Rear Yard Setback (b)
Principal Buildings	Single detached dwelling	35'	25%	1 acre	140'	30' (c)	15'	15'
	Group home	35'	25%	1 acre	140'	30' (c)	15'	15'
	Churches, schools, government and quasi-government buildings, golf courses, small day care center, and nursing, elderly and congregate care homes	35'	25%	1 acre	200'	30' (c)	15'	20'
Accessory Buildings (e)	Major	35'	25%	N/A	N/A	30' (c)	15'	5'
	Minor	35'	25%	N/A	N/A	30'	15'	5'
	Accessory dwelling unit, detached	25'	Floor area limited to 50% of principal, or 1,000 sf, whichever is less	N/A	N/A	30' (c)	15'	5'
All Other Uses		35'	25%	1 acre	140'	30'	15'	15'

Notes:

- (a) Any side yard which abuts a public street shall have a minimum setback of thirty (30) feet for all structures.
- (b) Any rear yard which abuts a public street shall have a minimum setback of thirty (30) feet for all structures, except where greater setbacks are specifically required.
- (c) Front setbacks for single-unit dwelling structures on lots or portions of lots which abut cul-de-sacs may be reduced to ten (10) feet for those portions of lots which abut a cul-de-sac bulb. (See Figure 26-123.3.)
- (d) Lots smaller than one (1) acre may be used only for residential purposes.
- (e) See Section 26-625 for additional regulations pertaining to accessory buildings.

C. *Design standards:* For site development except single- or two-unit dwellings, development must comply with the Architectural and Site Design Manual and the Streetscape Design Manual, where applicable.

(Ord. No. 2001-1215, § 1, 2-26-01; Ord. No. 1448, § 1, 8-24-09; Ord. No. 1481, § 7, 3-28-11; Ord. No. 1744, §§ 14, 25(Exh. 1), 7-11-22)