

A-1 and SA Special Agriculture

The A-1 and SA zones are intended for agricultural use in areas that are not served by public sewer and water. The SA zone is for long-term agriculture and enrollment in the State Agriculture Preserve Program (this program basically allows farmers to pay lower taxes, but they can not subdivide or develop their land while in the program- the program lasts 7 years).

Permitted Uses for the A-1 and SA District

- Agriculture
- Essential Services
- Park and Public Uses
- Public Utility Stations
- Single-family Detached Residences
- Daycare of 13 persons or less (with permit)
- Home Occupations (with permit)
- Residential Care Facility with 6 persons or less (with permit)

Conditional or Interim Use Permit allowances

- Accessory Dwelling Units
- Bed and Breakfast (A-1 only)
- Bus/ Transit (A-1 only)
- Boarding House (A-1 only)
- Cemeteries (in A-1 only)
- Commercial Composting and Land spreading
- Commercial Recreation (in A-1 only)
- Daycare of 14 persons or more
- Feedlots and Poultry Facilities
- Home Extended Business
- Horse Boarding and Riding Facilities
- Kennels
- Religious Institutions (in A-1 only)
- Residential Care Facility with 7 or more persons
- Towers- Amateur Radio
- Towers- Cellular and Communication

Minimum Lot Size

40 acres

Minimum Lot Frontage

300 feet

Minimum Lot Width (at setback)

300 feet

Dwelling Height Limit

35 feet

Max. Impervious Surface Coverage

10%

Dwelling Setbacks

Street- 30 feet

Side- 10 feet

Rear- 20 feet

Minimum Lot Depth

330 feet