

CHAPTER 1258
Agricultural District

1258.01 Permitted uses. 1258.03 Prohibited uses

CROSS REFERENCES

Division of Municipal Corporation into zones – see Ohio R.C. 713.06
Restriction in location of building and structures – see Ohio R.C. 713.07
Restrictions on height of buildings and structures – see Ohio R.C. 713.08
Restrictions on bulk and location of buildings and structures, percentages of lot occupancy and set back building lines – see Ohio R.C. 713.09
Basis of districting or zoning; classifications of buildings and structures – see Ohio R.C. 713.11
Administrative board; powers and duties – see Ohio R.C. 713.11
Notice and hearing on zoning regulations – see Ohio R.C. 713.12
Violations may be enjoined – see Ohio R.C. 713.13
Provisions relating to all districts- see P. & Z. Ch. 1260
Fences – see P. & Z. Ch. 1262
Off street parking – see P. & Z. Ch. 1264
Swimming pools- see P. & Z. Ch. 1266
Nonconforming uses – see P. & Z. Ch. 1268

1258.01 PERMITTED USES

In the agricultural District, no building on premises shall be hereafter erected or structurally altered unless otherwise provided in this zoning code, except for one more of the following uses:

- (a) Any use permitted in the R-1 residential District provided that tracts of land less than one acre in area without special permit issued by the planning Commission, shall be restricted to uses permitted in the R-1 Residential district; and
- (b) On any tract of land having an area in one ownership of one or more acre or more, the following uses:
 - (1) Farming, fruit growing, truck gardening and such other uses are so ordinarily appurtenant thereto, except stock raising and dairying; and
 - (2) The keeping of cows and the requisite number of horses to carry on the farming permitted in paragraph (b) (1) hereof, provided that nothing in the zoning code shall be deemed to nullify the provision of other ordinances of the Village relative to the keeping of horses or cattle and the maintenance of stables.

1258.02 CONDITIONAL USES.

(a) Stock raising and dairying may be allowed in the Agricultural District by the Planning Commission by a temporary and conditional permit after a public hearing and examination of the location upon due proof to the satisfaction of the commission that the

location and use thereof will not be unduly detrimental to adjacent and surrounding property. All permits granted under this subsection shall be subjected to and not less restrictive than any other ordinance of the village relative to the keeping of animals or the operation of diaries.

(b) Trailer or tourist camps may be allowed by the commission by a temporary and conditional permit after a public hearing and examination of the location upon due proof to the satisfaction of the commission that the location and use thereof will not be unduly determined to adjacent and surrounding property.

1258.03 PROHIBITED USES

Nothing in this chapter shall be deemed to permit in any Agricultural District any saloon, night club or establishment offering for sale for beverage purpose, beer, wine or alcoholic or intoxicating liquor of any kind.