AG-SF1 (Agriculture Single Family 1)

AG-SF1 – Agriculture/Single-Family 1 - The purposes of this district are to accommodate agricultural land uses and large-lot single-family residential land uses.

1. Permitted Uses -

    - Accessory buildings as related to agriculture or large lot single family residential use
    - Cemeteries
    - Churches
    - Child care home - in accordance with IC 36-7-4-1108
    - Farms and farm buildings for livestock and crops
    - Fire stations
    - Golf courses
    - Nurseries, greenhouses, truck gardens, farms, or related products produced and sold on site
    - Public Parks
    - Public and private camps
    - Residential facility for mentally ill - in accordance with IC 12-28-4-7
    - Schools - public or private - without dormitory accommodations
    - Signs as permitted by sign ordinance
    - Single family dwellings on large lots
    - Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
    - Temporary buildings for construction purposes for a period not to exceed such construction
    - Utilities - all utilities regulated by the Indiana Utility Regulatory Commission or a Municipal governing body

2. Special Exceptions -

    - Airports and landing fields
    - Cemeteries - pet
    - Convents, monasteries, theological schools rectories and parish houses
    - Fraternities and lodges
    - Heliports
    - Lake developments - recreational
    - Large animal hospitals
    - Private clubs and lodges
    - Public or private schools with dormitories
    - Radio, facsimile, TV, micro-wave towers
    - Raising animals for biological purposes
    - Raising animals for furs or pets
    - Riding stables

- Zoos

3. Permitted Home Occupations -

    - Art Studio
    - Beauty shop - one chair operated by a resident
    - Business conducted entirely by mail
    - Dressmaking
    - Home garage sales not to exceed 7 days per year
    - Homebound schools for 12 or less full-time or part-time children including residents of the home.
    - Personal motor vehicle sales not to exceed 2 vehicles per year.
    - Professional office of a clergyman, lawyer, architect, accountant, or counselor
    - Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling
    - Teaching – such as musical instruments or dancing
    - Typing or other office services

    Permitted home occupations shall not include the employment of a person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum Lot Area – three (3) acres

5. Minimum Lot Frontage on Road – 250 feet

6. Minimum Setback Requirements –

    a. Front Yard –100 feet: Expressways, Primary and Secondary Arterials
       80 feet: on all other roads
    b. Side Yard – 30 feet
    c. Rear Yard – 30 feet
    d. Minimum Lot Width at Building Line – 100 feet

7. Maximum Building Height – not to exceed two and one-half (2 ½) stories or 35 feet, whichever is lower.

8. Minimum single-family ground level square footage, exclusive of porches, terraces, and garages -

    a. Single story - 1350 square feet
    b. Two story - 800 square feet

c. Tri-level - 800 square feet (basement & 1st level)
d. Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in WC 16.04.120, Off-Street Loading and Parking.

10. A subdivision, as defined in this ordinance, shall not be permitted in this district

11. For purposes of determining what portion of any parcel shall be classified for zoning purposes as agriculture and exempt from property tax liability under IC 33-4-3-4.1, any parcel larger than three (3) acres in size with livestock or crops located on a portion of the parcel and within the AG-SF1 district shall be classified as agriculture.