

## **Division 3-I-4 Agricultural District A-1**

3-108 Intent

3-109 Permitted Uses

3-110 Permitted Accessory Uses (Reserved)

3-111 Special Uses

3-112 Specifications And Requirements

### **3-108 Intent**

The general intent of this district is to recognize the need for the protection of agricultural, forestry and open space areas while allowing certain uses that blend into the land.

### **3-109 Permitted Uses**

1. In the Agricultural District A-1, structures to be erected or land to be used shall be for the following uses:
  1. Single-family dwellings.
  2. Public utilities.
  3. Agriculture.
  4. Cemeteries.
  5. Conservation areas and parks.
  6. Country clubs and golf courses.
  7. Home occupations.
  8. Manufactured homes.
  9. Nurseries and greenhouses.
  10. Vineyards and wineries.

### **3-110 Permitted Accessory Uses (Reserved)**

### **3-111 Special Uses**

1. The following uses are permitted when authorized by the Town Council of Bowling Green after a recommendation from the Planning Commission:
  1. Bed and Breakfast Establishment.
  2. Special Events Facility.

### **3-112 Specifications And Requirements**

1. Area. The minimum lot size shall be three acres.

2. **Setback.** Structures shall be located 35 feet from any street right-of-way which is 50 feet in width or greater. If the right-of-way is less than 50 feet in width, structures shall be located 75 feet or more from the center line of the street. This shall be known as the "setback line."
3. **Frontage.**
  1. Lots of five acres or more shall have a minimum lot width of 250 feet.
  2. Lots of three acres or more but less than five acres shall have a minimum lot width of 200 feet.
4. **Yards.**
  1. **Side.** The minimum side yard for each main structure shall be 15 feet. The minimum side yard for accessory structures shall be five feet, except that accessory buildings exceeding one story shall have a minimum side yard of 15 feet.
  2. **Rear.** The minimum rear yard for each main structure shall be 35 feet. The minimum rear yard for accessory structures shall be five feet, except that accessory buildings exceeding one story shall have a minimum rear yard of 15 feet.
5. **Height.** Structures may be erected up to two stories and shall not exceed 35 feet in height from grade, except that:
  1. The height limit for buildings may be increased to 45 feet and three stories, provided that the two side yards for the building are increased to a minimum of 15 feet plus one foot for each additional foot of the building's height above 35 feet.
  2. Chimneys, flag poles, flues, monuments, silos and water towers may be erected to a total height of 60 feet from grade.
  3. No accessory building which is within 15 feet of a side or rear lot line shall be more than one story in height. All accessory buildings other than barns shall be less than the main building in height.
6. **Corner lots.**
  1. Of the sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting the street.
  2. No structure shall be located closer than 35 feet to a side street.