

**Part 3A**  
**R-1A AGRICULTURAL-RESIDENTIAL DISTRICT**

**Section 350. Declaration of Legislative Intent.** It is the intent of the R-1 Agricultural-Residential District to establish reasonable standards that control and promote the continuation of agricultural uses and limited single-family detached dwelling unit development in Douglass Township. The district will direct low-density residential uses into areas of Douglass Township that are not now served and are not intended to be served by future extension of public sewer and water facilities.

**Section 351. Permitted Uses.** The following are the permitted uses in the R-1 Agricultural-Residential District:

1. Agricultural use provided that the tract is at least 5 acres and that buildings used as kennels or in the keeping or raising of livestock or poultry shall be setback a minimum of 100 feet from an ultimate right-of-way line and 50 feet from any other property line.
2. Single-family detached dwelling units.
  - A. Residential Cluster Development in accordance with Part 7 of this Chapter.

**Section 352. Area, Width, Yard and Building Coverage Regulations.**

1. Minimum Lot Area and Width. A net lot area of not less than 1 acre (42,560 square feet) with a minimum lot width at the building line of 150 feet. (See definition of LOT AREA.)
2. Front Yards. A front yard depth of not less than 50 feet measured from the ultimate right-of-way line.
3. Side Yards. There shall be two side yards, each having a minimum width of 20 feet.
4. Rear Yard. A rear yard depth of not less than 25 feet.
5. Deleted by Ord. 87-4.
6. Building Coverage. Not more than 10 percent of the area of any lot may be occupied by buildings.

**Section 353. Height Regulations.** The maximum height of buildings or structures, erected in the R-1 Agricultural-Residential District shall be:

1. For any principal building: 35 feet.
2. Accessory farm buildings as a special exception: 75 feet, provided it is located at least 100 feet from any property line.
3. Non-farm accessory buildings: 20 feet.

*(Ord. 05-04)*