

## TITLE VI-AGRICULTURE (A) ZONING DISTRICT

### SECTION 1: Intended Purposes:

The general character of the Agricultural (A) Zoning District is to accommodate the transition of rural areas around, and in some cases, within, Cedar Lake, from rural-agricultural uses to future land uses as development proceeds. Large areas of vacant land can be preserved for future development according to economic and physical needs.

### SECTION 2: Use Regulation:

A Building may be erected, altered or used, and a lot may be used for any of the following purposes, and no other:

- A. Any use permitted in the Wetland and Watercourse (WW) Zoning District;
- B. Agricultural uses involving the commercial production of crops or livestock, on areas of not less than eight (8) acres, except for confined feeding operations, and excluding all food processing and preserving operations such as abattoirs, rendering plants, canning factories, et.;
- C. Residential uses incidental to the principal use of the land;
- D. Greenhouses and nurseries, provide that retail sales on the property be restricted to products produced on that property;
- E. Signs as set forth in TITLE XXII;
- F. Supplementary District Regulations as set forth in TITLE XX;
- G. The following uses may be allowed by Special Exception:
  - 1) Outdoor storage of heavy machines, such as would be used in either agricultural or construction uses, excluding inoperable junk equipment;
  - 2) Commercial crop storage facilities, such as grain elevators;
  - 3) Special Exceptions as set forth in TITLE XXX;

In the exercise of approval of the uses enumerated above, such conditions may be imposed regarding the location, character of development and other reasonable requirements deemed necessary to safeguard the community interest and general welfare.

### SECTION 3: Height Regulations:

The maximum height of any building shall be two and one-half (2 ½) stories, not to exceed thirty-five (35) feet.

#### **SECTION 4: Area, Width and Yard Regulations:**

- A. **Minimum Lot Area and Width:** Every lot used for residential purposes shall have a minimum width at the building line of one hundred (100) feet, and a minimum area of twenty thousand (20,000) square feet.
- B. **Front Yard:** Each lot shall front on a dedicated and improved street. Each front yard in this Zoning District shall extend across the full width of the zoning lot and lying between the lot line which fronts on a street and the nearest line of the principal building on which the main entrance to said building exists. There shall be a front yard between the building line and the highway and street right-of-way lines as follows:
- 1) On existing four (4) lane Federal or State highways, a distance of sixty (60) feet;
  - 2) On existing two (2) lane Federal or State highways, a distance of seventy-five (75) feet;
  - 3) **(Amended March, 2004 No. 891)** On all streets designated as a part of the Federal Aid Urban System, as delineated by the State Highway Commission, a distance of forty (40) feet;
  - 4) On all other streets, a distance of thirty (30) feet.
- C. **Side Yard:** Each lot, except as otherwise specified, shall have two (2) side yards, each having a width of not less than ten (10) feet and the aggregate width of both side yards on any lot shall be not less than thirty (30%) percent of the width of the lot.
- D. **Rear Yard:** There shall be a rear yard of not less than twenty-five (25%) percent of the depth of the lot.
- E. **Lot Coverage:** Not more than twenty (20%) percent of the area of a lot may be covered by buildings and structures.
- F. **(Amended May, 1996 No 680) Corner Lots:** There shall be a side yard between the building line and the highway or street right-of-way lines as follows: refer to item **B. Front Yard.**

#### **SECTION 5: Building Size:**

No building shall be erected for residential purposes having a ground floor area of less than twelve hundred fifty (1250) square feet, if a single story house; or thirteen hundred fifty (1350) square feet total floor area if a one and one-half (1 ½ ) or two (2) story house. All such areas shall be exclusive of unenclosed porches, terraces and garages. All other buildings constructed for agricultural purposes shall not be restricted in terms of building size.

**SECTION 6: Utility Requirements:**

Every lot in Agriculture Zoning Districts, and each Zoning District hereafter described, shall be provide with public water and public sewers, if available. When either or both of these public utilities are not provided, Regulations of the State of Indiana, the County of Lake, and the Town, shall be applicable.

**SECTION 7: Off-Street Parking:**

There shall be at least two (2) parking spaces for each single-family dwelling in this Zoning District. All other off-street parking requirements for this Zoning District shall be in accordance with the provisions set forth in TITLE XXVII of this Zoning Ordinance, as amended from time to time.