

**Bethel Township Zoning Resolution Article 15 – “A-1” Domestic Agricultural District – October 2024**

**ARTICLE 15**

**“A-1” DOMESTIC AGRICULTURE DISTRICT**

**Section 15.01 Purpose**

The purpose of the “A-1” Domestic Agriculture District is to encourage and permit the existence of agricultural uses and to permit a degree of low density residential development.

**Section 15.02 Principal Permitted Uses**

The following uses are permitted as of right in the “A-1” Domestic Agriculture District:

<b>Residential Uses</b>	<b>Public and Semi-Public Uses</b>	<b>Non-Residential Uses</b>
<ul style="list-style-type: none"><li>• One Single Family Dwelling</li></ul>	<ul style="list-style-type: none"><li>• Public and Parochial Elementary, Junior, and Senior High Schools</li></ul>	<ul style="list-style-type: none"><li>• Agricultural Uses</li><li>• Stables and Riding Academy</li></ul>

**Section 15.03 Accessory Permitted Uses**

The following uses are permitted as accessory uses in the “A-1” Domestic Agriculture District:

- Buildings or Uses Customarily and Incidental to the Permitted Principal Use;
- Signs;
- Commercial Greenhouse

Accessory uses located within the principal structure shall not occupy more than twenty-five (25) percent of the building or structure.

**Section 15.04 Conditional Permitted Uses**

The following uses are permitted as conditional uses in the “A-1” Domestic Agriculture District:

<b>Residential Uses</b>	<b>Public and Semi-Public Uses</b>	<b>Non-Residential Uses</b>
<ul style="list-style-type: none"> <li>• Bed and Breakfast Establishments</li> <li>• Convalescent, Nursing Home, or Assisted Living Facility</li> <li>• Secondary One Family Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Public Community Center, Park, Playground</li> <li>• Public and Private Vocational Center, College, or University</li> <li>• Public and Semi-Public Buildings</li> <li>• Non-Commercial Parks and Recreation</li> <li>• Religious Places of Worship</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Business</li> <li>• Airport Landing Field</li> <li>• Cemetery</li> <li>• Clubs, Lodges, and Similar Establishments</li> <li>• Commercial Greenhouse</li> <li>• Commercial Storage of Boats, Recreational Vehicles, and/or Construction Equipment in an Enclosed Building</li> <li>• Events</li> <li>• Farm Implement and Lawn and Garden Equipment Sales and Service</li> <li>• Golf course (excluding miniature golf)</li> <li>• Greenhouse</li> <li>• Home Occupation</li> <li>• Temporary Uses and Seasonal Sales Lots</li> <li>• Veterinary Office for Domestic Pets</li> <li>• Wireless Telecommunications Facility and/or Antenna</li> </ul>

**Section 15.05 Lot Development Standards**

The following development standards shall apply to lots located within the “A-1” Domestic Agriculture District:

Minimum Lot Area	• 5 Acres
Maximum Impervious Surface Coverage	• 20%
Minimum Lot Width and Frontage	• 200 Feet (Contiguous)

Minimum Front Yard Setback	• 50 Feet
Minimum Side Yard Setback	• 20 Feet
Minimum Rear Yard Setback	• 50 Feet
Maximum Building Height	• 45 Feet; Excluding Agricultural Buildings and Structures • 26 Feet at Peak Accessory Structures.
Minimum Floor Area for Residential Uses	• 1,500 Square Feet

\*See Section 2.09, Conformance with Miami County Sanitary Engineer Standards

### **Section 15.06 Minimum Off-Street Parking Requirements**

Off-Street parking requirements shall be as regulated in Article 35.

### **Section 15.07 Signage Requirements**

Signage requirements shall be as regulated in Article 36.

### **Section 15.08 Landscape and Buffer Requirements**

Landscape and Buffer requirements shall be as regulated in Article 38.

### **Section 15.09 Accessory Buildings, Fencing and Other Requirements**

Requirements are found in Article 30.

**Updated for frontage – October 2024 – Resolution #: 22-08-057**