

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:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
• One Single Family Dwelling	• Public and Parochial Elementary, Junior, and Senior High Schools	• Agricultural Uses • Stables and Riding Academy

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:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
• Bed and Breakfast Establishments • Convalescent, Nursing Home, or Assisted Living Facility • Secondary One Family Dwelling	• Public Community Center, Park, Playground • Public and Private Vocational Center, College, or University • Public and Semi-Public Buildings • Non-Commercial Parks and Recreation • Religious Places of Worship	• Agricultural Business • Airport Landing Field • Cemetery • Clubs, Lodges, and Similar Establishments • Commercial Greenhouse • Commercial Storage of Boats, Recreational Vehicles, and/or Construction Equipment in an Enclosed Building • Events • Farm Implement and Lawn and Garden Equipment Sales and Service • Golf Course (excluding miniature golf)

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
		• Greenhouse • Home Occupation • Temporary Uses and Seasonal Sales Lots • Veterinary Office for Domestic Pets • Wireless Telecommunications Facility and/or Antenna

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
Drainage and Stormwater Management	• All lot splits, rezonings, and construction within this District shall submit a drainage and stormwater management plan.

*See Section 2.10, 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.

- October, 2024 (previous version Sept, 2018) - updated for frontage – Resolution #22-08-057.
- Sept 10, 2026 – updated §15.05 to add Drainage and Stormwater Management; chg ref section 2.09 to 2.10 – Resolution #26-08-076.