

ARTICLE 16**“A-2” GENERAL AGRICULTURE DISTRICT****Section 16.01 Purpose**

The purpose of the “A-2” General Agriculture District is to encourage the retention of, and to protect land, suited for agricultural uses from the encroachment of incompatible land uses.

Section 16.02 Principal Permitted Uses

The following uses are permitted as of right in the “A-2” General 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 • Public and Private Vocational Center, College, or University • Public and Semi-Public Buildings	• Agricultural Uses • Agricultural Business (if enclosed) • Kennels and Animal Hospitals • Stables and Riding Academy

Section 16.03 Accessory Permitted Uses

The following uses are permitted as accessory uses in the “A-2” General Agriculture District:

- Buildings or Uses Customarily and Incidental to the Permitted Principal Use;
- Signs as regulated in Article 36 – Sign Regulations.

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

Section 16.04 Conditional Permitted Uses

The following uses are permitted as conditional uses in the “A-2” General Agriculture District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
• Bed and Breakfast Establishment • Convalescent, Nursing Home, or Assisted Living Facility • Mobile Home Park • Nursery School or Child Care as regulated in Section	• Religious Places of Worship • Airport Landing Field • Building Services and Supplies • Cemetery • Clubs, Lodges, and Similar Establishments • Non-Commercial Parks and Recreation • Public Community Center, Park, Playground	• Agricultural Business (if outdoors) • Commercial Recreation Facilities • 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) • Greenhouses • Home Occupation • Temporary Uses and Seasonal Sales

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
30.27(D) • Secondary Single-Family Dwellings		Lots • Wireless Telecommunication Facility and/or Antenna

Section 16.05 Lot Development Standards

The following development standards shall apply to lots located within the “A-2” General Agriculture District:

Minimum Lot Area	• 20 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
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 16.06 Minimum Off-Street Parking Requirements

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

Section 16.07 Signage Requirements

Signage requirements shall be as regulated in Article 36.

Section 16.08 Landscape and Buffer Requirements

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

Section 16.09 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 (previous version Sept, 2018) – updated §16.05 to add Drainage and Stormwater Management; chg ref section 2.09 to 2.10 – Resolution #26-08-076.
- October 8, 2026 (effective date) - update §16.03 to add references to Sign rules in Article 36; add §16.04 Nursery School or Child Care w/ref to rules in 30.27(D) – Resolution #26-09-085.

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